Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM
LISA KAY PHELPS-HARNEY, MICHAEL BURWELL, and ANDREW J. PHELPS AND PATRICIA M. HYLTON

TO
PATRICIA M. HYLTON, TRUSTEE AND TO ANDREW J. PHELPS

QUITCLAIM DEED

BOOK 8107 PAGE 70

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW J. PHELPS (NAME)	(SAME) (NAME)	082 - 08 - 056
627 NEILL AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

DAVID J. TARPLEY
Legal Services of Middle TN, Inc.
211 Union Street, Suite 800
Nashville, TN 37201
615/244-6610

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$0.00 Andrew J. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 1994

Notary Public

MY COMMISSION EXPIRES: 1-10-97

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title in ANDREW J. PHELPS

We, LISA KAY PHELPS-HARNEY, MICHAEL BURWELL and ANDREW J. PHELPS

by these presents do hereby quitclaim and convey Their interest in unto PATRICIA M. HYLTON, Trustee, ~~his~~ her successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 60 and the Southerly 5 feet of Lot No. 59 on the Map of the Bransford Realty Company's subdivision of the McWhirter Tract, and of the Love McFerrin Tract, as of record in Book 21, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and part of Lot No. 59 front together 40 feet on the Easterly side of Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew J. Phelps for life, with remainder to Lacy Nichol Phelps and Lisa Kay Phelps by deed from Andrew J. Phelps and Richard Manson, Trustee, recorded at Book 7285, page 15, and re-recorded at Book 7379, page 199, Register's Office for Davidson County, Tennessee, the said Lacy Nichol Phelps having since died while still a minor, leaving as her sole surviving heirs her parents, Lisa Kay Phelps (now Harney) and Michael Burwell, both of whom have joined in this conveyance.

This is unimproved ( ) improved (X) property, known as 627 Neill Avenue, (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37206 (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said PATRICIA M. HYLTON, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit-claim and convey unto ANDREW J. PHELPS, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10th day of May, 1990.

25458

IDENTIFICATION REFERENCE

MAY 10 3 43 PM '90

FELIX Z WILSON REGISTER DAVIDSON COUNTY, TN

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Michael Burwell
MICHAEL BURWELL

Lisa Kay Phelps-Harney
LISA KAY PHELPS-HARNEY

Andrew J Phelps
ANDREW J. PHELPS

Patricia M. Hylton
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David J. Tapley a Notary Public in and for said County and State, the within named, LISA KAY PHELPS-HARNEY and ANDREW J. PHELPS, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of May, 1990.

David J Tapley
Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE)
)
COUNTY OF GILES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MICHAEL BURWELL the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Pulaski, Tenn., this 8th day of May, 1990.

Elizabeth Stanford
Notary Public

My Commission Expires: July 19, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David J. Tapley a Notary Public in and for said County and State, the within named PATRICIA M. HYLTON, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 10 day of May, 1990.

David J. Tapley
Notary Public

My Commission Expires: [illegible]

0101 11CASH 6.00