Address New Owner	Map-Parcel Numbers:
Paul D. Phillips and wife, Jane S. Phillips, and Paulette McKeown 337 Binkley Drive Nashville, TN 37211	Map 147-3B Parcel #37
Send Tax Bills To:	Address of Mortgagee:
Paul D. Phillips and wife, Jane S. Phillips, and Paulette McKeown 337 Binkley Drive Nashville, TN 37211	
This instrument prepared by: Blackburn, Little, Smith & Slobey, First American Center, P. O. Box 2788, Nashville, Tennessee 37238.	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Paul D. Phillips and wife, Jane S. Phillips (the "Grantors"), by these presents do hereby sell, assign, and forever quitclaim unto Paulette McKeown (the "Grantee"), Grantee's heirs and assigns, an undivided one-half (1/2) interest in all of Grantors' right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Unit D-10, Southern Hills Condominium, 370 Wallace Road, Nashville, Tennessee 37211.

This property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 25th day of April, 1991.

Notary Public

My Commission Expires: Oct. 25, 1994

09472

IDENTIF. TREFERENCE

APR 25 3 05 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

RECEIPT # 25 0101 03CHECK

9.00

WITNESS the hands of the Grantors, this 25 day of April, 1991.

Paul D. Phillips

Jane S. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Bauman, a Notary Public in and for said County and State, the within named Paul D. Phillips, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 1991.

Susan Bauman
Notary Public

My Commission Expires: Oct. 25, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Bauman, a Notary Public in and for said County and State, the within named Jane S. Phillips, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 1991.

Susan Bauman
Notary Public

My Commission Expires: Oct. 25, 1994

\dth\22-2742

EXHIBIT A
Property Description BOOK 8337 PAGE 916

Land in Davidson County, Tennessee, being Unit No. D-10 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of Record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Frost & Frost, a partnership composed of Lee E. Frost and Christopher B. Frost, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6661, page 884, Register's Office for said County.

Being the same property conveyed to Paul D. Phillips and wife, Jane S. Phillips, by deed from Frost & Frost, a partnership composed of Lee E. Frost and Christopher B. Frost, of record at Book 8145, page 9, Register's Office for said County.

The above property is conveyed subject to the following:

1. Any unpaid and outstanding Metropolitan Government taxes.

2. Sewer easement conveyed by deed from Alfred Shepard, Trustee, to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a municipal corporation, dated February 13, 1970, of record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 27, 1985, of record in Book 6695, page 22, said Register's Office.

4. Master Deed of Southern Hills Condominium, of record in Book 6594, page 502, as amended in Book 7044, page 209, said Register's Office, and the By-Laws appended thereto of record in Book 6594, page 547, said Register's Office.

5. Rights of others in and to the common elements.