Box 58/R.O.D.C.

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QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Phillips (NAME)	SAME (NAME)	MAP 104-9R
3818 West End Ave., Unit 312 (STREET ADDRESS OR ROUTE NUMBER)	3813 West End Ave., Unit 312 (STREET ADDRESS)	PARCEL 312
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Steve Phillips and wife, Toni Phillips

I, Steve Phillips

by these presents do hereby quitclaim and convey unto my interest Jeffrey W. Combos, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being Unit No. 312, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property Conveyed to Steve Phillips by Special Warranty Deed from BancBoston Mortgage Corporation, a Florida Corporation, of record in Book 7931, page 518, Register's Office for Davidson County, Tennessee.

05775 IDENTIF. PREFERENCE APR 29 2 30 PM '92 FELIX L. ... DAVIDSON COUNTY TN.

5177 04/29 0101 03CHECK 6-00

STATE OF TENNESSEE, COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 23rd day of April 19 92 — Affiant

My commission expires: ... (Affix Seal) — Notary Public

This is unimproved ( ) improved (X) property, known as 3818 West End Avenue, Unit 312 (House Number) (Street) Nashville, (P. O. Address:) TN (City or Town) 37205 (Postal Zone)

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

And now, I, the said Jeffrey W. Combos, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* their interest Steve Phillips and wife, Toni Phillips

_____ *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* 23rd *day of* April, *19* 92.

THIS INSTRUMENT WAS PREPARED BY:
Combos & Hix, P. C.
315 Deaderick Street, Suite 1100
Nashville, TN 37238

Steve Phillips

Jeffrey W. Combos, *Trustee.*

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Faye Head, a Notary Public in and for said County and State, the within named, Steve Phillips, the Bargainor(s) 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 therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 19 92

Faye Head
Notary Public

My commission expires: My Commission Expires Nov. 27, 1993

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Faye Head, a Notary Public in and for said County and State, the within named, Jeffrey W. Combos, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 19 92

Faye Head
Notary Public

My commission expires: My Commission Expires Nov. 27, 1993

QUITCLAIM DEED

AND