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IDENTIF. & REFERENCE

BOOK 9129 PAGE 704

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Mark H. Westlake
Westlake & Marsden, P.C.
Third National Financial Center
424 Church Street, Suite 1400
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
John S. Phipps, Sr. and	John S. Phipps, Sr. and	
Martha M. Phipps	Martha M. Phipps	
2528 Old Natchez Trace	P. O. Box 50026 Mail	Map 104-2
Franklin, Tennessee 37064	Nashville, Tennessee 37205	Parcel 391 & 392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

John S. Phipps, Sr.
AFFIANT

Subscribed and sworn to before me this 20th day of October, 1993.

Pamela E. Stochard
NOTARY PUBLIC

PAMELA E. STOCHARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-7-94

For the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN S. PHIPPS, SR. hereby quitclaims and conveys unto himself and to his wife MARTHA M. PHIPPS as tenants by the entireties, all of his interest in and to a certain tract or parcel of land in Davidson County, described as follows:

TRACT No. 1 being land in Davidson County, Tennessee, being Lot 23 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Spring Tract as of record in Book 161, Page 77, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the westerly side of 29th Avenue South, formerly Williams Avenue, at one time called 30th Avenue South, and runs back between parallel lines, 135 feet to an alley.

TRACT No. 2 being land in Davidson County, Tennessee, being Lot No. 24 on the Plan of John H. Williams, Jr., Subdivision of Lot No. 55, Boyd Cockrill Tract, as of record in Book 161, Page 77, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of 29th Avenue South, and runs back between parallel lines, 135 feet to an alley.

BEING part of the same property conveyed to John S. Phipps, Sr. from James F. Holt, Jr. by warranty deed of record in Book 7555, Page 918 Register's Office for Davidson County, Tennessee.

This is unimproved property known as 115-117 29th Avenue South, Nashville, Tennessee 37212.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property and is made in accordance with Tennessee Code Annotated § 66-1-109 for the purpose of vesting an undivided interest as tenants by the entireties in MARTHA M. PHIPPS and husband JOHN S. PHIPPS, SR.

Witness my hand this 20th day of October, 1993.

John S. Phipps Sr

JOHN S. PHIPPS, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, JOHN S. PHIPPS the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 20th day of October, 1993.

Pamela E. Stoepard

NOTARY PUBLIC

My Commission Expires: 8-7-94

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NOTARY PUBLIC AT LARGE STATE OF TENNESSEE