This instrument was prepared from information supplied by client:

FROM: CHARLES P. DICKENS
TO: DAVID E. PHILLIPS, TRUSTEE

FROM: DAVID E. PHILLIPS, TRUSTEE
TO: CHARLES P. DICKENS and CHRIS DICKENS

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel
Charles P. Dickens		095-08-0 020.00
241 Ridgeway Dr.	241 Ridgeway Dr.	
Nashville TN 37214	Nashville TN 37214	

****

This Instrument was prepared by:
DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Rd., Nashville, TN 37214

****

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 tenancy by the entireties, I, CHARLES P. DICKENS, a widower, by these presents, do hereby quitclaim my interest in the following described tract or parcel of land, unto DAVID E. PHILLIPS, TRUSTEE, his successors and assigns; to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 137 on the Map of Eva-Mor Heights, Sec. II, of record in Book 1835, Page 30, Register's Office for said county, described as follows:

BEGINNING at a point in the south margin of Ridgeway Drive, corner of Lots No. 136 and 137; thence with the line between said Lots, southerly 107.18 feet to the corner of Lot No. 138; thence with the line between Lots No. 137 and 138, easterly 105 feet to the west margin of Rachel Road; thence with the margin of same, northerly 57.87 feet to a point; thence continuing with the margin of said road, around a slight curve, northerly 76.15 feet to a point; thence continuing with the margin of said road, northerly 7.78 feet to the beginning of a curve; thence around said curve, westerly 39.15 feet to a point in the south margin of Ridgeway Drive; thence with the margin of same, westerly 84.12 feet to the beginning.

BEING the same property conveyed to Charles P. Dickens and wife, Louise F. Dickens, (the said Louise F. Dickens having since died), by deed from James C. Luna and wife, Winifred W. Luna, of record in Book 2647, Page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as 241 Ridgeway Drive, Nashville, TN, 37214.

AND NOW, I, the said DAVID E. PHILLIPS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto CHARLES P. DICKENS and CHRIS DICKENS, their 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 16th day of May, 1994.

Charles P. Dickens
CHARLES P. DICKENS:

David E. Phillips
DAVID E. PHILLIPS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is: $ -0- In Family Transfer

AFFIANT:

SWORN to and subscribed before me on this 16th day of May, 1994.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, the within named, Charles P. Dickens, the bargainor, with whom I am personally acquainted, or presented adequate evidence of identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 16th day of May, 1994.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for or the for said State and County, the within named, David E. Phillips, Trustee, the bargainor, with whom I am personally acquainted, 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, on this the 16th day of May, 1994.

Notary Public

My Commission Expires: 3-25-95

50408

IDENTIFICATION

94 MAY 16 PM 12:25

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5433 05/16 0101 01CASH 8.00