BK 9638 PG 77

Prepared by:

Sondrea L. Tolbert
Attorney at Law
176 Second Ave. N., Suite 300
Nashville, TN 37201

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP: 105-13 PAR: 180
Gwendolyn Phillips and Mozella Phillips 2108 12th Avenue South Nashville, TN	SAME	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, Mozella M. Phillips (GRANTOR), have this day bargained and sold and by these present do hereby quitclaim and convey unto my daughter, Gwendolyn Phillips, GRANTEE herein, her successors and assigns, a one-half interest making them joint tenants in the following described real estate situated in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 56 feet of Lot No. "A" on the Map of a Subdivision of the M. B. McAlister homeplace as of record in Book 843, page 15, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56.0 feet thereon.

Being the same property conveyed to Bejamin K. Phillips (deceased) and wife, Mozella Phillips by deed from Edward K. Vaughan and daughter, Patricia Vaughan Darnell, of record in Book 4195, page 119, said Register's Office in Davidson County, Tennessee.

The said Benjamin F. Phillips having since died leaving his entire share in fee to his heir at law, wife, Mozella Phillips.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 28 day of March, 1995.

4195
IDENTIFICATION/REFERENCE

STAMP-$ 11 8:50

PICK-UP

Mozella Phillips / Joyce
Mozella Phillips

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this the 28 day of March, 1995, before me personally appeared Mozella Phillips, bargainors, with whom I am personally acquainted, or proved to me on the basis of

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satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Antoinette K. Augustus My Commission Expires: July 25, 1998
NOTARY PUBLIC

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $000.00, DOLLARS, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 1995.

Antoinette K. Augustus My Commission Expires: July 25, 1998
NOTARY PUBLIC

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