QUITCLAIM DEED BOOK 9932 PG 429	STATE OF TENNESSEE COUNTY OF The Actual Consideration or Value For This Transfer is $-0-. Jamie Bradshaw Affiant Subscribed and Sworn to Before me, this 25th day of January, 19 96 Notary Public My Commission Expires: Oct 17, 1998

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney
CUMBERLAND TITLE COMPANY
111 WEST COLLEGE STREET, MURFREESBORO, TN 37130

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
Edward Randall Phillips, II 108 Depot St., Ste. 200 Goodlettsville, TN 37072	Same	18-12A-001 18-12A-002

This instrument made and entered into on this the 25th day of January, 1996, by and between Edward Randall Phillips, II and et ux., Michelle Phillips, d/b/a Randall Phillips Homes, party of the first part of Goodlettsville, and Edward Randall Phillips, II, party of the second part of Goodlettsville, TN.

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all their right, title and interest in and to the following described real estate, to-wit:

RP MP

Being Lot No. 1 & 2 on the Plan of Emerald Cove, Section 1, as of record in Plat Book 8250, Page 449, Register's Office for ~~Summer~~ Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Edward Randall Phillips, II et ux., Michelle Phillips d/b/a Randall Phillips Homes by Deed from Edward Randall Phillips, of record in Deed Book 9114, Page 699, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8250, page 449 and Book 7511, page 581, Register's Office for said County.

This conveyance is subject to an easement to Madison Utility of record in Book 7653, page 282, Register's Office for said County.

This conveyance is subject to a sewer easement of record in Book 4956, page 181, Register's Office for said County.

In testimony whereof, the party of the first part has hereunto set their signatures, this day and date first above written.

Edward Randall Phillips II
Edward Randall Phillips, II d/b/a Randall Phillips Homes

Michelle Phillips
Michelle Phillips d/b/a Randall Phillips Homes

BOOK 9932 PG 430

STATE OF TENNESSEE, SUMNER COUNTY ss:

On this 25th day of January, 1996, before me personally appeared Edward Randall Phillips, II and et ux., Michelle Phillips, d/b/a Randall Phillips Homes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission expires:
October 17, 1998

George R. Woods, Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

2890 01/31 0101 03CHECK 8.00

0145583
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 9:15

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.