BOOK 10091 PG 174

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
DEBRA PHILLIPS
6023 Panama Drive
Hermitage, TN 37076

SEND TAX BILLS:
Mellon Mortgage Co.
P.O. Box 10917
Overland, KS 66225-9017

MORTGAGEE:
Mellon Mortgage Co.
P.O. Box 10917
Overland, KS 66225-9017

MAP & PARCEL:
86-1
34

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration the same being in satisfaction of certain of the terms of a divorce settlement between Grantor and Grantee, the receipt of which is hereby acknowledged, I, James B. Ryan, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Debra (Ryan) Phillips, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 150 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Said Lot No. 150 fronts 71.8 feet on the northerly side of Panama Drive and extends back 142.0 feet on the westerly line and 140.0 feet on the easterly line to a dead line measuring 47.6 feet.
>
> Being the same property conveyed to James B. Ryan and wife, Debbie Ryan, who is one and the same person as Debra (Ryan) Phillips by Deed from Charles T. Young and wife, Brenda G. Young, of record in Book 5216, Page 912, Register's Office for Davidson County, Tennessee

This is improved property located and known as 6023 Panama Drive, Hermitage, Tennessee 37076.

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

Witness my hand this the 14 day of JUNE, 1996.

James B. Ryan
JAMES B. RYAN

0194295
IDENTIFICATION REFERENCE

96 JUN 19 AM 9:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named JAMES B. RYAN the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 14th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 18th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9-18-99

5185 06/19 0101 03CHECK
8.00