OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10222 PG 41

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 1,

Thomas Neal Phillips
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
10th DAY OF October, 199_.

J. Chandler Dooley
NOTARY PUBLIC

~~My Commission expires~~:

THIS INSTRUMENT PREPARED BY

Thomas Neal Phillips 485 Brentview Hills Dr. Nashville, Tn. 37220
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Suzanne Phillips	Same	29
(NAME)	(NAME)	
485 Brentview Hills dr		68
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Cancel

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES LANE GANN, JR.

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

Suzanne Phillips

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Lying and being in the 14th, formerly 24th, Civil District of said County, being parts of Tracts 2 and 3 of the Charles P. Zimmerle (deceased) Lands of record in Plat Book 3, page 23, Chancery Court and described according to a copy of survey thereof made June 16, 1962, by W. Collier Parrish, Associates-Civil Engineers, as follows:
BEGINNING at an iron stake in the south margin of Old Clarksville Road at the northwest corner of the tract conveyed to Floyd Williams and wife by deed of record in Book 3035, page 31, Register's Office for said County; thence along Williams' west line, South 28 degrees 10' west 358.7 feet to an iron spike in the fence in the north line of the H. Walker Land; thence with Walker's north line, along said fence, North 59 degrees 30' West 122.6 feet to an iron pin; thence North 28 degrees 04' East 351.5 feet to an iron stake in the south margin of Old Clarksville Road; thence with the margin of the same, South 63 degrees East 122.6 feet to the point of beginning, containing 1 acre more or less.
Being the same property conveyed to JAMES LANE GANN, JR. for life with remainder to SUZANNE GANN, by deed from James M. Caillouette ET UX, of record in Book 3402 page 195, Register's Office for said County

This is unimproved ( ) improved (X) property, known as
5861 Old Clarksville Highway, Joelton, Tennessee 37080
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of October, 1996.

James L Gann

0234855
IDENTIF. A REFERENCE

96 OCT 10 AM 11:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS [illegible] WHEN [illegible] VED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James L. Gann, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of October, 1996.

My Commission expires:
11/27/96

Faye S. Ford
Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

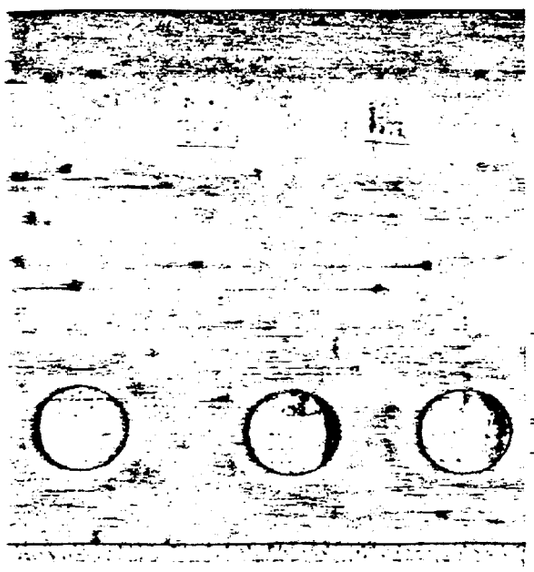
Witness my hand and official seal at office this ____ day of _____, 19____.

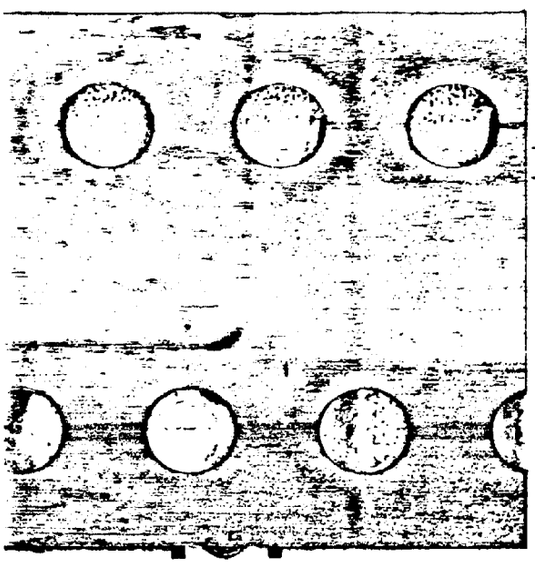
My Commission expires:

_____
Notary Public

10/10 0101 CHECK

12.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 1000.00
				CON TX 3.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 12.70
				CHECK 12.70

10/10/96 01 11:27 0001 8684

BOOK 10222 PG 43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234855
IDENTIF. & REFERENCE

96 OCT 10 AM 11:4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1075736

No. [redacted]