NAME AND ADDRESS OF NEW OWNER:

KRISTI LEIGH POE PHELPS
2418 Pafford Drive
Nashville, Tennessee 37206

SEND TAX NOTICE TO:

KRISTI LEIGH POE PHELPS
2418 Pafford Drive
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

W. H. (Steve) Stephenson, II
Attorney at Law
Suite 318, 2400 Creastmoor Road
Nashville, Tennessee 37215
Phone Number: (615)386-7157

Map 083-04-0
Parcel 082.00

PICK-UP

99 FEB 12 AM 9:30
DAVIDSON COUNTY REGISTER
DAVIDSON CO., TN.

IDENTIF. # 8535

A REFERENCE

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, I KRISTI LEIGH POE PHELPS, Executrix for the estate of WALTER WOODROW PARKER, do hereby transfer, convey and quitclaim unto KRISTI LEIGH POE PHELPS, his only heir, forever, all his right, title, claim and interest in and to that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 73 fronts 70 feet on the southerly side of Pafford Drive and runs back 179.1 feet on the easterly line and 195.8 feet on the westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Walter W. Parker and wife, Ruby M. Parker (deceased) by Warranty Deed from T. J. Brooks and wife, Ruby Brooks, of record in Book 92, page 387, Register's Office for said County.

Being the same property conveyed to Kristi Leigh Poe Phelps by the Last Will and Testament of Walter Woodrow Parker, Probate Court for Davidson County, Tennessee, Docket Number 97P-1803, said Last Will and Testament being dated August 27, 1991.

Kristi Leigh Poe Phelps was appointed Executrix of the Estate of Walter Woodrow Parker, by Letter of Testamentary dated December 5, 1997, and is conveying this real property as Executrix to the Grantee named above.

This is improved property known as 2418 Pafford Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said interest in said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

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

WITNESS BY HAND this the 5 day of February, 1999.

Kristi Leigh Poe Phelps
KRISTI LEIGH POE PHELPS, EXECUTRIX FOR THE ESTATE OF WALTER WOODROW PARKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KRISTI LEIGH POE PHELPS, EXECUTRIX FOR THE ESTATE OF WALTER WOODROW PARKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she signed the foregoing instrument for the purposes therein contained.

IN WITNESS HEREOF, I have hereunto set my hand and seal this the 5th day of February, 1999.

Donna H. Seigenthaler
NOTARY PUBLIC

My Commission Expires: Jan. 27, 2001

DONNA H. SEIGENTHALER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

Kristi Leigh Poe Phelps
AFFIANT

Sworn to and subscribed before me
this 5th day of February, 1999.

Donna H. Seigenthaler
NOTARY PUBLIC
My Commission Expires: Jan 27, 2001

DONNA H. SEIGENTHALER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

5340 02/22/99 01:43PM CASH 10.00