New Owner:
S. Elaine Phillips
4315 Bernard Road
Joelton, TN 37080

Send Tax Bills:
Same

Map/Parcel:
29/48.00

QUITCLAIM DEED

For and in consideration of $9,756.00 plus one half of CAC the equity of the herein described real property in the amount of $62,839.53 by the hereinafter named Grantee, pursuant to Final Decree of Divorce, CATIGNANI vs. CATIGNANI, Case No. 97D-382, Fourth Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CARLYSS ANTHONY CATIGNANI, hereinafter called the Grantor, do hereby convey, and by these presents do transfer and convey unto, S. ELAINE PHILLIPS, formerly Sharon Elaine Phillips Catignani, hereinafter called the Grantee, her heirs and assigns, all my right, title and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A" Legal Description

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

In witness whereof I have hereunto set my hand this 27th day of December, 1999.

Carlyss A. Catignani
Carlyss Anthony Catignani

Instr:200001030000470 Page: 1 OF 2
REC'D FOR REC 01/03/2000 3:01:47PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

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 CARLYSS ANTHONY CATIGNANI, the bargainor, with whom I am acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of December, 1999.

Melissa L. Jones
Notary Public

My Commission Expires: 7-27-02

STATE OF TENNESSEE
DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is $0.00. (Tax Exempt Transfer Incident to Divorce)

S. Elaine Phillips, Affiant

Subscribed and sworn to before me, this 27th day of Dec. 1999.

Notary Public

My Commission Expires: 11/25/2000

PREPARED BY:
Michael T. Haley, Attorney
RELS/Real Estate Loan Services, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217
FROM INFORMATION PROVIDED BY THE PARTIES HEREIN

Exhibit "A" Legal Description:

Certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 14th Civil District of Davidson County, and being the southwest part of Lot No. 8 on the Map of Henry Floto Estate, of record in Book 421, page 147, Register's Office for said County, and described according to a survey made by John Setters, Surveyor, dated September 1943, as follows:

BEGINNING at stake in the center of Bernard Road and being the southeast corner of Lot No. 8 and the southwest corner of Lot No. 7 of the Eberls property, not of record, thence with the center of Bernard Road, North 51 deg. west 400 feet; thence North 15 1/2 deg. west 400 feet; thence north 38 deg. west 100 feet; thence north 75 deg. west 400 feet; thence north 89 deg. west 100 feet; thence south 38 deg. west 100 feet; thence south 7 1/2 deg. west 300 feet; thence south 40 deg. west 108 feet to the center of Buck Branch and the east line of John Rotero's land in the north margin of a 20-foot road or right-of-way crossing said branch at this corner, which cannot be closed; thence with the center of Buck Branch, south 38 deg. east 200 feet; thence south 21 deg. east 200 feet; thence south 30 deg. east 104 feet to the southwest corner of said Lot No. 8; thence south 89 deg. east, along the south boundry line of said Lot 8, 1,000 feet to the point of beginning, containing 15 acres, more or less.

BEING the same property conveyed to Carlyss Anthony Catignani and wife, Sharon Elaine Phillips Catignani, by Installment Deed from Flem B. Cooley and wife, Nancy H. Cooley, dated August 31, 1976, recorded August 31, 1976, of record in Book 5063, page 974, Register's Office for Davidson County, Tennessee.

rta/65863-99