This Instrument Prepared By:
Julie K. Sandine
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306 Gay Street, Suite 400
Nashville, TN 37201

PICK-UP

Instr:20000224001B161 Page: 1 OF 2
REC'D FOR REC 02/24/2000 11:30:18AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Judy Roberts 4018 Moss Rose Drive Nashville, TN 37216	Paul Arthur Phillips 4018 Moss Rose Drive Nashville, TN 37216	Map 73-1 Parcel 253

KNOW ALL MEN BY THESE PRESENTS, that PAUL ARTHUR PHILLIPS (hereinafter "the Grantor"), his wife have predeceased him, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of his right, title and interest in the property described below to JUDY PHILLIPS HARRISON ROBERTS (hereinafter "the Grantee"), the property described below, reserving a life estate in such property, without any liability for waste, with full power and authority in him to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee absolute during his life, without joinder by any remainderman, and to keep any and all proceeds derived therefrom, pursuant to Tennessee Code Annotated Section 66-1-106. Upon the Grantor's death, to the extent not otherwise disposed of during the Grantor's life, title shall be vested in the above-named Grantee. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows:

> Being Lot No. 4 on the Map of B.E. Woodard's SubDivision, of part of the W.J. Tune land, as of record in Book 974, page 94, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 400 feet on the northwesterly line and 405 feet on the southeasterly line to a low water mark of the Cumberland River, measuring 100 feet, more or less thereon.
>
> Being the same property conveyed to Fred D. Wright and wife, Dorothea O. Wright, by warranty deed from R.C. Beasley and wife, Gene N. Beasley, as of record in Book 2244, page 28, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The consideration or value, whichever is greater, with respect to this conveyance is $0.00.

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 10-14-2002

This is improved property located at 4018 Moss Rose Drive, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 24th day of February, 2000.

PAUL ARTHUR PHILLIPS ("Grantor")

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL ARTHUR PHILLIPS, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 10-14-2002