Box 50A
CMM

This instrument prepared by:
SHERRARD & ROE, PLC (CLL)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Instr:200006220062135 Page: 1 OF 3
REC'D FOR REC 06/22/2000 10:14:34AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
J.P. Property Management, LLC 529 Chickasaw Trail Goodlettsville, TN 37072	Same	107-13-34

FOR NO CONSIDERATION, the undersigned, Jason Phillips, a married man (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey his interest in and to the following described property to J.P. Property Management, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), said property being a parcel of land in the County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an P.K. Nail (new) in the southerly margin of Thompson Place, a 50-foot right-of-way; said P.K. Nail being located a northeast corner of the Watervliet Shores Associates property, also known as Terrace Hills Apartments, and lying in the west margin of a 25' x 240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, Page 55, Register's Office for Davidson County, Tennessee and also being the northwest property corner of the property herein described; thence,

With the southerly margin of Thompson Place, N 82 degrees 28'44"E, passing through a point in the east margin of said 25' x 240' easement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, Page 922, R.O.D.C., Tennessee; thence,

Leaving said Thompson Place with the west property line of said Crestview, Ltd., S 08 degrees 41'46"E, 174.79 feet to a P.K. Nail (new); said P.K. Nail being on a northerly line of said Watervliet Shores Associates of record in Instrument No. 199912280307567, R.O.D.C., Tennessee; thence,

With the north line of said Watervliet Shores Associates, S 81 degrees 34'54"W, passing through a point in the east margin of said 25' x 240' easement at 170.00 feet, for a total distance of 194.39 feet to a P.K. Nail (new); said P.K. Nail being in the west margin of said easement; thence,

N 08 degrees 45'36"W, 177.84 feet to the Point of Beginning, according to a survey update performed by Ragan-Smith Associates, Inc. dated April 21, 2000 and revised on June 19, 2000.

Being the same property conveyed to Jason Phillips, unmarried, by deed from Benton Land Company, L.P., of record in Instrument Number 200005030044362, Register's Office for Davidson County, Tennessee.

Leslie Phillips, spouse of Jason Phillips, joins in this conveyance to convey all of her right, title and interest in the Property which she may have due to her marital status.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 22nd day of June, 2000.

Jason Phillips

Leslie Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jason Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of June, 2000.

Carole McMason
Notary Public

My Commission Expires: 9-23-2000

CAROLE MASON NOTARY PUBLIC AT LARGE STATE OF TN

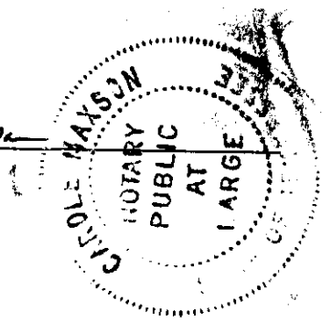
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Leslie Phillips, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of June, 2000.

Carol McMason
Notary Public

My Commission Expires: 9-23-2000



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 22nd day of June, 2000.

Carol McMason
Notary Public

My Commission Expires: 9-23-2000

