STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is
$0.00

Martha J. Bates
Affiant

Subscribed and sworn to before me this 26th day,
of February, 2001.

Aimee Denise Bobbitt
NOTARY PUBLIC

My Commission expires: 5-28-2003

NOTARY PUBLIC AT LARGE
DAVIDSON CO.

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lawrence H. Phelps and Wife, Pamela C. Phelps 4020 Ivy Drive Nashville, Tennessee 37216	Same	073-01-0 204-00

KNOWN ALL MEN BY THESE PRESENTS that Martha Johnston (Phelps) Bates for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Lawrence H. Phelps and Wife, Pamela C. Phelps my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Being Lot No. 34 on the Plan of Moss Rose Heights, Sections Three and Four, not of record, and described according to a copy of a Map made by Buford Winn, September 27, 1950, as follows:

Beginning at a point in the easterly margin of Ivy Drive at the common corner of Lots Nos. 33 and 34; thence easterly with the line between said lots, 126.7 feet to an iron pin in the west line of Moss Rose Heights, Section 2, as of record in Book 1424, page 109, Register's Office for said County; thence along the westerly line of said subdivision; southerly 120.41 feet to the corner of Lots 34 and 35 in said unrecorded subdivision; thence with the line between said lots, westerly 138 feet to the easterly margin of Ivy Drive; thence with said drive around a slight curve northerly 81.8 feet to the beginning.

PICK-UP

Davidson County DEEDQC
Recvd: 02/27/01 11:21 2pgs
Fees:10.00 Taxes:0.00

20010227-0018066

Being the part of the property conveyed to Fred Allen and wife, Lorene Allen, by deed from Weakley J. Tune and wife, of record in Book 2025, page 409, Register's Office for said County.

Being the same property conveyed to Caryle R. Phelps (now deceased), and Wife, Martha Johnston Phelps, by deed from Fred Allen, and Wife, Lorene Allen of record in Book 2027, page 348, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants of record in Book 1153, page 283, and in Book 1905, page 112, as amended by the cancellation of Item No. 4, by instrument of record in Book 1916, page 394, Register's Office for said County.

This is improved property known as 4020 Ivy Drive, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of February, 2001.

Martha J. Bates

Martha Johnston (Phelps) Bates

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Martha Johnston (Phelps) Bates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26th day of February, 2001.

Aimee Denise Bolton

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5-28-2003