Prepared by:
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Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 05/07/01 15:08 3pgs
Fees:14.00 Taxes:0.00
20010507-0047010

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 69-16
Annie P. Driver	SAME	Parcel 200
1626 Emerald Drive		**MAP:** 69-15
Nashville, TN 37218		Parcel 17

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION the sufficiency and receipt of which is hereby acknowledged, I, **KENNETH PHILLIPS**, a single individual, GRANTOR, do hereby quitclaim and convey unto **ANNIE P. DRIVER**, all of my rights, title and interest in the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

TRACT I:

LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of McClellan's Subdivision, of record in Book 4060, Page 191, Register's Office for said County, and being more particularly described according to a survey by Ernest Davis, Surveyor, dated October 10, 1997, as follows:

BEGINNING at a point in the westerly margin of North Hydes Ferry Road, said point being the southeasterly corner of Margaret Appleton's Parcel 41 in Deed Book 6730, Page 549, thence, along the westerly margin of said North Hydes Ferry Road south 37 deg. East 24.5 feet to a point, the north easterly corner of A. Hubbard's Parcel No. 43; thence, along said A. Hubbards Parcel No. 43, south 53 deg. 30 min. east 304 feet to a point; thence, north 46 deg. 30 min. east 66.5 feet to a point, the southeasterly corner of Parcel 199; thence, north 53 deg. 30 min. east 188 feet to a point; the northwesterly corner of said parcel No. 41; thence, south 37 deg. east 41 feet to a point; thence, north 53 deg. 30 min. east 175 feet to a point; thence, north 53 deg. 30 min. east 175 feet to the point of beginning containing 0.34 acres more or less.

BEING the same one-half (½) undivided interest in property conveyed to Kenneth Phillips by deed from Dora T. McClellan, of record in Book 10758, Page 863, Register's Office for Davidson County, Tennessee.

This is unimproved property located at North Hydes Ferry Road, Nashville, Tennessee 37218 and known as Metropolitan Tax Map 69-16, Parcel 200.

TRACT II:

BEING a land locked tract or parcel of land in Davidson County, Tennessee lying southwest of North Hydes Ferry Road and southeast of Emerald Drive and being more particularly described according to a survey by Ernest Davis, Surveyor, dated October 10, 1997, as follows:

BEGINNING at a point the southeasterly corner of J.H. Sherrell's Parcel 15, said point also being south 29 deg. 15 min. east 317 feet from the southwesterly corner in the easterly margin of Emerald Drive of said J.H. Sherrell's Parcel 15; thence, along said Sherrell's easterly line north 7 deg. east 375 feet to a point in the southerly line of Parcel 66, also being the northeasterly corner of Parcel 16 thence, south 49 deg. 15 min. east 182 feet to a point in the southeasterly line of Parcel 22; thence south 46 deg. 30 min. east along the southwesterly lines of Parcels 199, 200, 43, 42 and 44.2; 610.1 feet to a point in the northwesterly line of G.G. Abernathy's Parcel 45; thence, south 64 deg. 10 min. west 63.3 feet to a point in L.S. Galloway's Parcel 50; easterly line; thence, north 5 deg. 56 min. west 42 feet to a point; thence, north 87 deg. 50 min. west 252 feet to a point; the northeasterly corner of Hollis Gaines Parcel 18; thence, north 86 deg. 10 min. west 328 feet to a point in the easterly line of Vivian Sims Parcel 13; thence, north 05 deg. 54 min. east 141 feet to the point of beginning containing 3.68 acres more or less.

BEING the same property conveyed to Kenneth Phillips by deed from Dora T. McClellan, of record in Book 10758, Page 867, Register's Office for Davidson County, Tennessee.

This is unimproved property located near North Hydes Ferry Road, Nashville, Tennessee 37218 and known as Metropolitan Tax Map 69-15, Parcel 17.

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, on this 2nd day of May, 2001.

Kenneth Phillips
KENNETH PHILLIPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of May, 2001, before me personally appeared **KENNETH PHILLIPS**, 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.

Notary Public
NOTARY PUBLIC

My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Annie P. Driver
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 2nd day of May, 2001.

Monica M. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01