Davidson County DEEDQC
Recvd: 05/10/02 14:36 2pgs
Fees:12.00 Taxes:0.00

20020510-0058048

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

This instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold Thomas N. Jones, Attorney, and Thomas N. Jones & Associates harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP AND PARCEL NO.:*
Karen R. Phillips 7120 Charlotte Avenue Nashville, TN 37209	same	102-00-0-070.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, **Gregory A. Phillips**, by these presents do hereby quitclaim and convey unto **Karen R. Phillips**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Charlotte Pike, U.S. 70, said point being the southwest corner of the tract of land conveyed to Lawrence Mayo and wife, Lillian Mayo, of record in Book 1102, page 141; Book 2644, page 83; and Book 2271, page 582, Register's Office for Davidson County, Tennessee; thence running 150.2 feet in a northeasterly direction along the center of Charlotte Pike, U.S. 70 to a point; thence North 54 deg. 31' West 266.0 feet to a point; thence North 26 deg. 3 1/2 ' East 131.8 feet to a point; thence North 54 deg. 31' West 715.0 feet to a point; thence South 5 deg. 35 ½' West 323.0 feet to a point; thence South 54 deg. 31' East 849.6 feet to the beginning, and containing 5.1 more or less acres.

Being a portion of the property conveyed to Gregory A. Phillips and wife, Karen R. Phillips, by deed from David N. Mayo and wife, Lark J. Mayo, of record in Book 9819, page 415, and re-recorded in Book 10378, page 864, Register's Office for Davidson County, Tennessee.

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

This is property known as: 7120 Charlotte Avenue, Nashville, TN 37209.

WITNESS MY HAND this 29th day of April, 2002, in ~~Franklin~~ Nashville, Tennessee.

Gregory A. Phillips
GREGORY A. PHILLIPS

JAN O'NEIL
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of April, 2002.

Notary: Jan O'Neill
My Commission expires 3/25/06

12551.2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, **Gregory A. Phillips**, 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, at Franklin, Tennessee, this 29th day of April, 2002.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $0.

AFFIANT

Sworn and subscribed before me this 29th day of April, 2002.

Michelle W. Hoff
NOTARY PUBLIC

My Commission Expires: 12/19/05

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