This Instrument Prepared By and Return to:
Title Enterprises, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) on this 1st day of March, 2001 cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Pamela C. Phelps** to hereby bargain, sell, release, remise, quitclaim and convey unto, **Lawrence H. Phelps** all my rights, title and interest in and to the following described real estate, to-wit:

Davidson County DEEDQC
Recvd: 06/13/02 10:32 3pgs
Fees:17.00 Taxes:0.00
20020613-0072264

Exhibit "A"

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 7th day of June, 2002.

Pamela C. Phelps

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of June, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela C. Phelps** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

Notary Public

My Commission Expires:

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 24 2005

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

April C. Nichols
Affiant

Subscribed and sworn to before me this 7th day of June, 2002.

Notary Public

My Commission Expires:

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
MY COMMISSION EXPIRES SEPTEMBER 24 2005

Map 73-01-204.00

New Owners:
Lawrence H. Phelps
4020 Ivy Drive
Nashville, TN 37216

Send Tax Bills
("Same")

File #2020516

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows 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.

Being the same property conveyed to Carlyle R. Phelps and wife, Martha Johnston Phelps from Fred Allen and wife, Lorene Allen by Warranty Deed dated November 6, 1951and recorded November 9, 1951 in Book 2027, Page 348, Register's Office for Davidson County. Property is now vested in Lawrence H. Phelps and wife, Pamela C. Phelps from Martha Johnston Phelps by Quitclaim Deed dated February 26, 2001 and recorded February 27, 2001 in Instrument No. 200102270018066, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 1153, Page 283, Book 1905, Page 112 and Book 1916, Page 394, said Register's Office.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

(2020516.PFD/2020516/7)