PREPARED BY:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2498

Davidson County DEEDQC
Recvd: 02/13/03 08:24 2pgs
Fees:12.00 Taxes:0.00
20030213-0019693

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Frederick Phanco, *et ux* 613 General George Patton Road Nashville, TN 37221	No Change From Current Recipient	Map 142-9-F Parcel 613

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Frederick Phanco, the Grantor, by these presents do hereby quitclaim and convey unto Frederick Phanco and wife, Inge Phanco, the Grantees, as tenants by the entireties, and their heirs, successors and assigns, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, which is described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 613 on the Plan of River Plantation Condominiums, Section VIII, Phase 2, of record in Plat Book 6900, page 397, as amended in Book 6900, pages 514-517, further amended in Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Frederick M. Phanco and wife, June H. Phanco, by warranty deed from Frank A. Favazza and wife Shirley M. Favazza, of record in Book 11010, page 977, Register's Office for Davidson County, Tennessee, the said June H. Phanco having died on June 20, 1999, with her Last Will and Testament being of record in Will Book 230, page 132, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS is improved property known as 613 General George Patton Road, Nashville, Tennessee 37221.

THIS is the same legal description as that used in the prior deed of conveyance.

This conveyance is made pursuant to Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said Frederick Phanco and wife, Inge Phanco, so that the entire property, upon the death of either, will go to the other.

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

Witness my hand this 5th day of February, 2003.

Frederick Phanco
FREDERICK PHANCO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephen C. Sexton, a Notary Public in and for said County and State, the within named, Frederick Phanco, the 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 at Nashville, Tennessee, this 5th day of February, 2003.

Stephen C Sexton
NOTARY PUBLIC

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

Oct. 25, 2003
Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is the creation of a tenancy by the entirety, pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), and it is therefore exempt from recordation tax.

Frederick Phanco
Affiant

Subscribed and sworn to before me, this 5th day of February, 2003.

Stephen C Sexton
Notary Public

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

Oct. 25, 2003
Commission Expiration Date

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