Davidson County DEEDQC
Recvd: 04/30/03 11:54 2pgs
Fees:12.00 Taxes:0.00
20030430-0057734

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

BOX 40-A

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Jimmy C. Phillips	Bank of America	Map 83-3
1423 Porter Road	200 S. College St.	Parcel 108
Nashville, TN 37206	Charlotte, NC 28255	

KNOW ALL MEN BY THESE PRESENTS that Shelley S. France, unmarried, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying any interest she may have in the herein described property, does hereby convey, remise, release and forever quitclaim unto Jimmy C. Phillips, unmarried, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 1423 Porter Road, Nashville, TN 37206.

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 16th day of April, 2003.

Shelley S. France

Shelley S. France

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named SHELLEY S. FRANCE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2003.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 16th day of April, 2003.

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

Exhibit "A"

A tract of land located in Davidson County, Tennessee, being part of the westerly part of Lot No. 2 of the Plan showing Subdivision of the Bradford and McClure Lands, of Lots Nos. 61 and 62, and part of Lot No. 63 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, said Plan of Division is not of record, but was made September 21, 1922, by Erle Drake, County Surveyor, and more particularly described according to a survey by A & A Engineers, Inc., dated April 23, 1981, as follows:

BEGINNING at an iron pin on the easterly margin of Porter Road at the northeast corner of property conveyed to Samuel D. Pitt and wife, Wilma J. Pitt, from Joan E. Marks and Cheryl C. Carr, of record in Book 5131, Page 265, Register's Office for Davidson County, Tennessee; thence, with easterly margin of Porter Road North 27 degrees East 113.0 feet to a pin; thence, South 64 degrees 15 minutes East 141.0 feet to a stake; thence, South 9 degrees 00 minutes West 68.0 feet to an iron pin; thence, North 80 degrees 30 minutes West 168.0 feet to the point of BEGINNING.

TOGETHER with an Easement for ingress and egress over Tract II, more particularly described as follows:

BEGINNING at an iron pin located in the eastern R.O.W. margin of Porter Road, said pin also being on the common line between Tract I and II; thence, with said R.O.W. North 27 degrees East 25 feet to a point; thence, South 54 degrees 09 minutes 27 seconds East 142.67 feet to a point in the common line between Tract I & II; thence, with said line North 64 degrees 15 minutes West 141 feet to the POINT OF BEGINNING.

Being the same property conveyed to Jimmy C. Phillips, a single person and Shelley S. France, a single person, as joint tenants with right of survivorship, by deed of record as Instrument No. 200009270095670, said Register's Office.