This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
9030339
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Eric D. Phillips and wife, Christen L. Phillips,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Eric D. Phillips and wife, Christin L. Phillips** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 441 on the Plan of October Woods, Phase One, Section Two, of record in Book 9700, page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric D. Phillips and wife, Christen L. Phillips from Judith C. Adair and husband Gary L. Adair by Warranty Deed dated January 31, 2001 and recorded February 7, 2001 in Instrument No. 200102070012203, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 9700, page 54, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 16th day of May, 2003.

Eric D. Phillips
Eric D. Phillips

Christen L. Phillips
Christen L. Phillips

Davidson County DEEDQC
Recvd: 05/27/03 13:23 2pgs
Fees:12.00 Taxes:0.00
20030527-0071228

STATE OF TENNESSEE
COUNTY OF

On this 16th day of May, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric D. Phillips and Christen L. Phillips** 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 on their behalf to be his/her/their free act and deed.

Laura Wendy Dukes
Notary Public

5/8/07
My Commission Expires

LAURA WENDY DUKES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF

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

Affiant

Subscribed and sworn to before me this 16th day of May, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 24, 2006

Tax/Map ID & Parcel
183-05-O-A-42.00CO

New Owners:
Eric and Christin Phillips
3716 Nate Cove
Antioch, TN 37013

Send Tax Bills to :
Irwin Mortgage Corporation
400 Interstate Parkway
Atlanta, GA