PICK-UP

Davidson County DEEDQC
Recvd: 06/02/04 15:41 3pgs
Fees:17.00 Taxes:0.00
20040602-0064822

This Instrument Prepared By:
Bone McAllester Norton PLLC
511 Union Street
Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Celtic JED Realty, LLC 211 Woodlake Drive Gallatin, TN 37066	New Owner	161-11-A-89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, we, Patricia Flavin-Phillips and George J. Phillips, husband and wife (individually and collectively hereinafter referred to as "Grantor") do hereby quitclaim and convey unto Celtic JED Realty, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follow to wit:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patricia Flavin-Phillips and George J. Phillips, husband and wife, by deed from Charles R. Bone and Sacha Engel Bone, of record in Instrument No. 20020213-0019181, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 466 Huntington Ridge Drive, Nashville, Tennessee 37211.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of April, 2004.

Patricia Flavin-Phillips

George J. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Ted Kelley, a Notary Public in and for said County and State, Patricia Flavin-Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

11/30/04

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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