This Instrument Prepared by Raahia Halani
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-13713

M+P: 104-13A-13 CC

Quitclaim ~~WARRANTY~~ DEED

THIS INDENTURE, made this 10th day of August A.D., 20 04, between **ROBERT W. PHILLIPS, a single man**, of the City of , State of , First Parties, and **LandAmerica OneStop, Inc. Trust, dated May 1, 2003**, of the City of Nashville , State of Tennessee , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ($ 10) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, ~~sold~~ Quitclaimed and conveyed, and do hereby grant, bargain, ~~sell~~ quitclaim and convey* unto the said Second Parties the following described premises, to wit: *all my right, title, and interest

BEING Lot No. 13 on the Plan of Phase Two, Treehaven, as of record in Instrument No. 200001120004272, 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 Robert Wade Phillips, a single man by Deed from Westminster Homes of Tennessee, Inc. of record in Instrument No. 20010308-0021905 Register's Office for Davidson County, Tennessee dated February 27, 2001.

Davidson County DEEDQC
Recvd: 09/01/04 15:10 2pgs
Fees:12.00 Taxes:0.00
20040901-0106015

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, ~~TO HAVE AND TO HOLD~~ the said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Robert A W Phillips (L.S.)
Robert W. Phillips

_____(L.S.)

_____(L.S.)

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ Rutherford } **:ss**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **ROBERT W. PHILLIPS, a single man**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Rutherford County, this 29th day of April 2004

Debra L Snow
Notary Public

My Commission expires June 18, 2005

SEAL

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Land America OneStop, Inc. Trust
ADDRESS 6121 Bent Wood Dr.
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
ADDRESS_____

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ -0-. Affiant Lam Mitch.

Subscribed and sworn to before me this 10 day of August 2004.

Notary Public_____
Exp- 7/29/11