Davidson County DEEDQC
Recvd: 11/01/04 15:41 3pgs
Fees:17.00 Taxes:0.00
20041101-0131090

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Frederick A. Philipp as Trustee of the Judith Ann Philipp Revocable Trust 7208 Wexford Pt. Nashville, TN 37221	Same	Parcel Identification No. 141150D02800CO

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Judith Ann Philipp died testate on February 6, 2004, leaving a Last Will and Testament dated November 24, 1997, which has been probated and is properly recorded in Will Vol. No.5598/1445206 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Frederick A. Philipp is the duly qualified and acting Executor of the Estate of Judith Ann Philipp; and

WHEREAS, Judith Ann Philipp owned the real property described below at the time of her death (the "Property"); and

WHEREAS, all real estate owned by Judith Ann Philipp at the time of her death was made a probate asset pursuant to paragraph 3 of the said Will; and

WHEREAS, the Will directs that the residuary estate of the said Judith Ann Philipp be distributed to the Judith Ann Philipp Revocable Trust established on November 24, 1997 (the "Revocable Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, Frederick A. Philipp as Executor of the Estate of Judith Ann Philipp hereby quitclaims and conveys to Frederick A. Philipp as Trustee of the Judith Ann Philipp Revocable Trust, his successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Executor of the Estate of Judith Ann Philipp in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 27 on the Plan of planned unit development, Phase I, "Sheffield" on the Harpeth, of record in Plat Book 6900, page 10 and 11, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Judith Ann Philipp by deed of record recorded in Book 11141, page 387 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book

Land in Davidson County, TN, BEING Lot No. 27 on the Plan of planned unit development, Phase I, "Sheffield" on the Harpeth, of record in Plat Book 6900, page 10 and 11, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Judith Ann Philipp by deed of record recorded in Book 11141, page 387 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book 6900, page 10 and 11 said Register's Office for Davidson County.

The description herein is the same as that contained in the prior deed.

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

This is improved property known as 7208 Wexford Pointe, Nashville, TN.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this _____ day of 26 Oct., 2004.

Frederick A. Philipp, as Executor of the Estate of Judith Ann Philipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frederick A. Philipp, the within named 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 as the Executor of the Estate of Judith Ann Philipp for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2004.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-24-2007

SHAW C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 11/24/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Frederick A. Philipp, Trustee of the Judith Ann Philipp Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Frederick A. Philipp, Trustee of the Judith Ann Philipp Revocable Trust

Subscribed and sworn to before me
this 26 day of Oct, 2004.

Notary Public

My Commission Expires:

11-24-2007

SHAW C. HARRISON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 11/24/2007 DAVIDSON COUNTY, TN