THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076

Davidson County DEEDQC
Recvd: 12/08/04 09:14 2pgs
Fees:12.00 Taxes:0.00
20041208-0146124

NAME AND ADDRESS OF NEW OWNERS:
Robert F. Phelps
817 Lake Terrace Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Owner

MAP AND PARCEL:
Map 150-02-0
Parcel 156.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Robert F. Phelps, an unmarried man**, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which he has in the hereinafter described property to **Robert F. Phelps an unmarried man and Wanda Bowman, an unmarried woman, ~~at~~ as tenants in common, with expressed rights of survivorship**, their heirs and assigns, forever, being that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 34, on the Plan of Revised, Section One, Harbor Gate, as shown by plat appearing of record in Plat Book 5200, Page 712, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas J. Neumann and Janice M. Neumann, husband and wife, by Warranty Deed dated November 19, 1988 of record in Book 7727, Page 599, and being further conveyed to Thomas J. Neumann and Janice M. Neumann, Trustees, or their successors in trust under the Neumann Revocable Living Trust by Warranty Deed dated November 7, 2001 of record in Instrument No. 20011213-0137463, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Warranty Deed to Robert F Phelps, an unmarried man, of Record in Instrument No. 20041203-0144128, said Register's Office.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this 30th day of November, 2004.

Robert F. Phelps

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Robert F. Phelps who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of November, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE)

:ss

COUNTY OF Davidson)

The consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me this 30th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7-23-05

