This instrument prepared by: Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Wanda Bowman Phelps
577 Castlegate Drive
Nashville, TN 37217

Send tax bills to:
Same

Map-parcel numbers:
Map 136-14-236

QUITCLAIM DEED

FOR AND CONSIDERATION (no monetary consideration) for the express purpose of creating a fee simple absolute title in my Wife, Wanda Bowman Phelps, (hereinafter called "GRANTEE"), I, Robert F. Phelps, GRANTOR by these presents do hereby quitclaim, transfer, convey unto my Wife, Wanda Bowman Phelps, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 74B on the plan of Zone Lot Division of Lot Nos. 73, 74 and 75, Harbor Gate Subdivision, Section 2, of record in Plat Book 6250, page 33 and amended in Book 6900, page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Betty Harbin and Wanda Bowman Phelps (f/k/a Wanda Bowman), joint tenants with right of survivorship by quitclaim deed from quitclaim deed of record in instrument number 20040205-0013955, Register's Office for Davidson County, Tennessee.

Wanda Bowman Phelps will now be responsible for all debts pertaining to this property, including but not limited to property taxes and mortgages.

Subject to all matters appearing on the plan of record in Plat Book 6250, page 33 and amended in Book 6900, page 297, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 577 Castlegate Drive, Nashville, Tennessee, 37217.

This is the same description as in previous deed of record.

AND NOW, THEREFORE, I, the said , for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Wanda Bowman Phelps, her heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Davidson County DEEDQC
Recvd: 03/09/05 12:54 2 pgs
Fees:12.00 Taxes:0.00
20050309-0026265

Witness my hand this 9th day of March 2005.

Robert F. Phelps

The actual consideration of value, whichever is greater, for this transfer is $0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ Rutherford]

Personally appeared before me, REBA M TOBIN, a Notary Public in and for said County and State, Robert F. Phelps, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 9th day of March, 2005.

Notary Public

My commission expires: 5-21-07.

REBA TOBIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Rutherford]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Robert F. Phelps

Subscribed and sworn to before me this 9th day of March, 2005.

Notary Public
My commission expires: 5-21-07.

REBA TOBIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.