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

New owner's address:
Robert F. Phelps
817 Lake Terrace Drive
Nashville, TN 37217

Send tax bills to:
Same

Map-parcel numbers:
Map 150-02-0
Parcel 156.00

QUITCLAIM DEED

FOR AND CONSIDERATION (no monetary consideration) for the express purpose of creating a fee simple absolute title in my Husband, Robert F. Phelps, (hereinafter called "GRANTEE"), I, Wanda Bowman Phelps, GRANTOR by these presents do hereby quitclaim, transfer, convey unto my Husband, Robert F. Phelps, the following described tract or parcel of land in Davidson County, Tennessee, 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 Robert F. Phelps, an unmarried man and Wanda Bowman, an unmarried woman as tenants in common, with expressed rights of survivorship by quitclaim deed from quitclaim deed of record in instrument number 20041208-0146124, Register's Office for Davidson County, Tennessee.

This is improved property known as 817 Lake Terrace 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, Robert F. Phelps, his 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.

Witness my hand this 9th day of March, 2005.

Wanda Bowman Phelps

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

Davidson County DEEDQC
Recvd: 03/09/05 12:55 2 pgs
Fees:12.00 Taxes:0.00
20050309-0026266

ACKNOWLEDGMENT

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

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

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

Reba M Tobin
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.

Wanda Bowman Phelps
Wanda Bowman Phelps

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

Reba M Tobin
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.