File #05-2615

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 05/25/05 09:18 3 pg
Fees:17.00 Taxes:0.00
20050525-0058850

THIS INSTRUMENT PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES RAY PHELPS AND RONALD WAYNE PHELPS	MAP 50-11, PARCEL 44
3665 Baxter Rd.	
Joelton, TN 37080	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 20th DAY OF May, 2005.

James Ray Phelps
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF May, 2005.

Howard M Shapiro
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

MY COMMISSION EXP. JANUARY 29, 2008

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, WILMER E. NICKS, A WIDOWER, UNMARRIED, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto JAMES RAY PHELPS AND RONALD WAYNE PHELPS, their successors, heirs and assigns, hereinafter referred to as GRANTEES all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, including the life estate bequeathed to me in the Last Will and Testament of my deceased wife, Wardelle Phelps Nicks, a/k/a Edna Wardelle Nicks, Edna W. Phelps Nicks, f/k/a Edna W. Phelps, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known. As 3302 Hawkwood Lane, Nashville, TN.

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

WITNESS the hand and seal of the undersigned on this the 20 day of May, 2004.

WILMER E. NICKS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMER E. NICKS, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, on this the 20 day of May, 2005.

notary public

My commission expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 603 and the south one-half of Lot No. 604 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, pages 79 & 80, Register's Office for said County.

Said Lot No. 603 fronts 81.09 feet on the easterly side of Hawkwood Lane and runs back between lines, 102.85 feet on the southerly side and 141.0 feet on the northerly side, to the northwesterly line of Lot No. 601, measuring 78.7 feet thereon.

Said south one-half of Lot No. 604 fronts 37.5 feet on the easterly side of Hawkwood Lane and runs back between lines, 141.0 feet on the southerly side and 140 feet, more or less, on the northerly side, to the westerly line of Lot No. 599, measuring 37.5 feet thereon.

Being the same property conveyed to James W. Phelps and wife, Edna W. Phelps, by Warranty Deed from Gaines Home Building Corporation, a Tennessee corporation, of record in Book 3570, page 196, Register's Office for Davidson County, Tennessee. The said James W. Phelps having since died, the property vested by operation of law in his surviving spouse, Edna W. Phelps. Edna W. Phelps subsequently married Wilmer E. Nicks and became Edna W. Phelps Nicks, a/k/a Edna Wardelle Nicks and Wardelle Phelps Nicks. Edna W. Phelps Nicks, a/k/a Wardelle Phelps Nicks died on February 20, 2001, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Filed to Docket No. 01P-1106, and filed in Will Book Vol. 1980 / 363028, the property was devised and bequeathed unto Wilmer E. Nicks, a life estate, and the remainder to her two sons, James Ray Phelps and Ronald Wayne Phelps.