Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050622-0071814

This Instrument Prepared By:
Dodson, Parker & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
F. Carter Philips, Jr., and wife Linda D. Philips 1900 Linden Avenue Nashville, Tennessee 37212	Same	Map 104-16-129 Parcel 24W 9980

FOR AND IN CONSIDERATION of the agreements as herein contained, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, F. Carter Philips, Jr. and wife, Linda D. Philips, as tenants by the entireties, (hereinafter "Grantors") does hereby assign, transfer, convey and quitclaim unto F. Carter Philips, Jr. and wife, Linda D. Philips, as tenants in common without right of survivorship (hereinafter "Grantees") certain real estate in Davidson County, Tennessee, which is described as follows:

Land in the 4th, formerly the 24th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 147 and the westerly 60 feet of Lot No. 148 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 and the westerly part of Lot No. 148 front together 120 feet on the northerly side of Linden Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to F. Carter Philips, Jr. and wife, Linda D. Philips by Deed from First American National Bank, Executor and Trustee under the will of Elizabeth Slayden Carnahan, deceased, of record in Book 4631, page 299, Register's Office of Davidson County, Tennessee.

The purpose of this deed is to convert a tenancy by the entireties into a tenancy in common without right of survivorship. The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

F. Carter Philips, Jr.

Linda Dawn Philips

SUBSCRIBED AND SWORN TO before me this 22nd day of June, 2005.

Amber M. Overall

NOTARY PUBLIC

My Commission Expires:_____

AMBER M. OVERALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

This is improved property located at 1900 Linden Avenue, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this the 22nd day of June, 2005.

F. Carter Philips, Jr.

Linda Dawn Philips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. Carter Philips, Jr. and wife, Linda D. Philips, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of June, 2005.

Amber M. Overall

NOTARY PUBLIC

My Commission Expires:_____

AMBER M. OVERALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008