QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 1ST day of November, 2005, by and between

ROY PHILLIPS and TERESA KAREN PHILLIPS, A/K/A KAREN PHILLIPS,

Hereinafter referred to as Grantor, and

ROY PHILLIPS and TERESA KAREN PHILLIPS, husband and wife,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Tina S. Shivers, Witness

ROY PHILLIPS

Tina S. Shivers, Witness

Teresa Karen Phillips, A/K/A Karen Phillips

TERESA KAREN PHILLIPS, A/K/A
KAREN PHILLIPS

Davidson County DEEDQC
Recvd: 11/10/05 13:30 3 pg
Fees:17.00 Taxes:0.00

20051110-0136445

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Roy Phillips
Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROY PHILLIPS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1ST day of NOVEMBER, 2005.

LAURA S. SHIVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura S. Shiver
Notary Public
Commission expires: MY COMMISSION EXPIRES: January 27, 2007

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

TERESA KAREN PHILLIPS
Personally appeared before me, the undersigned notary public of the aforesaid County and State, TERESA KAREN PHILLIPS, A/K/A KAREN PHILLIPS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1ST day of NOVEMBER, 2005.

LAURA S. SHIVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura S. Shiver
Notary Public
Commission expires: MY COMMISSION EXPIRES: January 27, 2007

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Roy Phillips Teresa Karen Phillips
Affiant

ROY PHILLIPS & TERESA KAREN PHILLIPS
Subscribed and sworn to before me this
1ST day of NOVEMBER, 2005.

LAURA S. SHIVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura S. Shiver
Notary Public
Commission Expires MY COMMISSION EXPIRES: January 27, 2007

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ROY PHILLIPS	ROY PHILLIPS	1104 57th Avenue North Nashville, TN 37209
1104 57th Avenue North	1104 57th Avenue North	MAP PARCEL NO.:
Nashville, TN 37209	Nashville, TN 37209	091-06-162.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF WEST PARK ADDITION NO. 2 OF RECORD IN BOOK 2330, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RUSSELL H. HATHAWAY AND LINDA F. HATHAWAY TO ROY PHILLIPS AND KAREN PHILLIPS BY DEED RECORDED JANUARY 16, 2004, IN INSTRUMENT NUMBER #20040116-0006577 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 052296 ©