Davidson County DEEDQC
Recvd: 12/01/05 15:11 2 pgs
Fees:12.00 Taxes:0.00
20051201-0144639

Prepared by:
Michael T. Bates
222 South Peters Road
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$40,000.00~~ 0 PHP

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2005.

Notary Public
My commission expires: _____

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John S. Phipps, Jr. 4406 Foxythe Nashville, TN 37205	same	158-4A-114.00CO

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry B. Powell**, a single woman, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **John S. Phipps, Jr.** hereinafter called the Grantee, his successors and assigns, **a one-half undivided interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 56 on the Plan of Section Three, Otter Wood, of record in Book 6900, Page 789, Register Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. This conveyance is subject to all 2005 taxes, homeowners' association dues, fees and assessments which have been prorated and assumed by Grantee. It shall be Grantee responsibility to pay taxes, homeowners association dues, fees and assessments upon the entire interest in the lot when due and payable for the year 2005.

This property is unimproved property known as 9 Wynstone Circle, Nashville, TN 37215.

Being a partial interest in the same property conveyed to William E. Powell, Jr., and wife Terry B. Powell by deed from Wynonna Ellen Judd of record in Book 10930, Page 970, Register's Office for Davidson County, TN. Said property interest converted into one-half undivided interests held by tenants in common by authority of the divorce of William E. Powell, Jr., and wife Terry B. Powell.

To have and to hold the said one-half undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Wherever 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 my hand this the 4th day of November, 2005

Terry B. Powell

Terry B. Powell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry B. Powell, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office in Williamson County, TN, Tennessee, this 4th day of November, 2005

Notary Public

My Commission expires: _____

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

This instrument was prepared by information furnished by the parties. No independent examination of the public records was made by the preparer.