Davidson County DEEDQC
Recvd: 06/08/06 15:06 2 pgs
Fees:12.00 Taxes:0.00
20060608-0068311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ ____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th
DAY OF June, 2006
NOTARY PUBLIC
My Commission Expires 11.14.09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Capital Title & Escrow, LLC 6213 Charlotte Pike, Ste. 200, Nashville, TN 37209

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John T. Phillips	CIT Mortgage Corp.	Map 91-5
(NAME)	(NAME)	
6220 Laredo Ave.	345 Marriott Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37214	Parcel 39
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lisa G. Phillips, unmarried

by these presents do remise, release and QUITCLAIM unto

John T. Phillips, unmarried

all of his right, title and interest in a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 12, on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Laredo Avenue a the corner of Lots Nos. 12 and 13; thence with the line between said lots northerly 81.5 feet to a point; thence westwardly 94.2 feet to a point in the easterly margin of Croley Drive; thence with the margin of said Drive, southwardly 42.7 feet to the beginning of a curve in a southeasterly direction 34.24 feet to a point in the northerly margin of Laredo Avenue; thence with the northerly margin of Laredo Avenue along a slight curve, eastwardly 104.71 feet tot the point of beginning.

Being the same property conveyed to Lisa G. Phillips, an unmarried woman, by deed from Lisa G. Phillips, an unmarried woman who acquired title as Lisa Gail Carney, of record as Instrument No. 20020604-0067293, dated May 24, 2002, said Register's Office.

This is unimproved ( ) improved (X) property, known as

6220	Laredo Ave.	Nashville	TN	37209
(House Number)	(Street)	(City)	(State)	(Zip)

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 our hands this 6 day of June, 2006.

Lisa G. Phillips

Lisa G. Phillips

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lisa G. Phillips, unmarried,** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6 day of June, 2006.

My Commission expires: January 24, 2009

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public