THIS INSTRUMENT PREPARED BY:
Robert S. Peters
100 First Avenue, SW
Winchester, Tennessee 37398

New Owner, Property Address, and TAX RESPONSIBILITY:
Thomas F. Phelps
353 Motlow Road
Tullahoma, TN 37388

Davidson County DEEDQC
Recvd: 02/01/07 13:37 2 pgs
Fees:12.00 Taxes:0.00
20070201-0013372

TAX ID: 118.01-239.00

QUITCLAIM DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **MARILYN DERDEN PHELPS, f/k/a Marilyn Derden Farris**, hereinafter referred to as Grantor, does hereby this day quitclaim unto **THOMAS F. PHELPS AND WIFE MARILYN DERDEN PHELPS**, hereinafter referred to as Grantees, their heirs and assigns, all my right title and interest in and to the following described real estate situate and lying in the 19th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 80 on the Map of Dr. L.G. Noel's Second Subdivision of Ildewild, as of record in Book 332, page 77, Register's Office, Davidson County, Tennessee.

Said Lot No. 80 fronts 50 feet on the southerly side of Pope Street, now Paris Avenue, and runs back between lines, 150 feet to an alley.

Being the same property conveyed to Marilyn Derden Farris, n/k/a Marilyn Derden Farris, by deed recorded in Book 10101, page 671, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Setbacks, easements and all other matters as shown or set out on plat recorded in Book 332, page 77, Register's Office of Davidson County, Tennessee.

Any and all recorded and unrecorded governmental zoning regulations, building restrictions and setback lines, and subdivision covenants or ordinances, or easements or rights-of-way for public utilities in effect thereon.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN, WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

The express purpose of this conveyance is to create tenants by the entirety.

WITNESS my hand this the 18 day of January, 2007.

MARILYN DERDEN PHELPS

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Marilyn Derden Phelps the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 18th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 9-22-08

BRENDA K. WELLS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 18th day of January, 2007.

NOTARY PUBLIC/REGISTER

My Commission Expires: 9-22-08

BRENDA K. WELLS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY