AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM: Ira E. Phillips, Jr., married) FROM: Michael J. Philbin, Trustee
)

TO: Michael J. Philbin, Trustee) TO: Ira E. Phillips, Jr., married
) and Ira E. Phillips, III, married

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Ira E. Phillips, Jr. 247 Hillsboro Place Nashville, TN 37215	Regions Bank dba Regions Mortgage, Dept. 2520 P.O. Box 2153 Birmingham, AL 35287-2520	117-03-0-D 247.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to create a tenancy-in-common without right of survivorship, I, Ira E. Phillips, Jr., hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, Pages 751, 752, and 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ira E. Phillips, Jr., married, by deed dated July 31, 2006 from Darcy Elizabeth Wallus, unmarried, and Martha Wallus, unmarried, of record in Instrument No. 20060803-0094861, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby convey, remise, release and forever quitclaim unto Ira E. Phillips, Jr., married, and Ira E. Phillips, III, married, as tenants-in-common without right of survivorship, their heirs and assigns, the same property hereinabove described, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 7th day of September, 2007.

Davidson County DEEDQC
Recvd: 09/10/07 14:23 2 pgs
Fees:17.00 Taxes:0.00
20070910-0108513

Ira E. Phillips, Jr.

Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Ira E. Phillips, Jr. and Michael J. Philbin, Trustee the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2007.

3-21-09
Commission Expiration Date

Laura B. Rininger, Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2007.

3-21-09
Commission Expiration Date

Laura B. Rininger, Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY