THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 12/04/07 14:34 3 pgs
Fees:17.00 Taxes:0.00
20071204-0140480

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Westover Partners, LLC C/O Gibson, Gregory & Gwyn, PLLC 401 Church Street, Suite 2220 Nashville, TN 37219	New Owner	Map 91-12 Parcel 70

KNOW ALL MEN BY THESE PRESENTS that James E. Phelps, Jr. and wife, T. Elaine Phelps, hereinafter "Grantor", for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying any interest they may have in the herein described property, does hereby convey, remise, release and forever quitclaim unto Westover Partners, LLC, a Tennessee limited liability company, hereinafter "Grantee", all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 4507 Indiana Avenue, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 3rd day of December, 2007.

GRANTOR:

James E. Phelps, Jr.

T. Elaine Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James E. Phelps, Jr. and wife, T. Elaine Phelps**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of December, 2007.

Notary Public

My Commission Expires: 9-18-2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 3rd day of ~~July~~ Dec., 2007.

Notary Public

My Commission Expires: 9-18-2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 414 and 416 of Block No. 82 on the No. 1 Plan of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James E. Phelps, Jr. and wife, T. Elaine Phelps by deed from James D. Roney, Conservator for the person and estate of Elmer Marion Sullivan of record in Inst. No. 20070502-0052465, Register's Office for Davidson County, Tennessee.

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008