Davidson County DEEDQC
Recvd: 01/11/08 13:56 2 pgs
Fees:12.00 Taxes:0.00
20080111-0003633

26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
Phipps-Powell Joint Venture	New Owner	Map 115-12-0
5711 Old Harding Pike		Parcel 059.00
Nashville, TN 37205		Tract II
		Map 158-4A
		Parcel 114.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, I, John S. Phipps, Jr. and William E. Powell, Jr., (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto Phipps-Powell Joint Venture (hereinafter referred to as the "Grantee") all of Grantor's, right, title and interest in the following described parcel of real estate located in Davidson County, Tennessee.

TRACT I

Being Lot Number 136 on the plan of West Meade Farms, Inc., Section "F", of record in Plat Book 1835, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John S. Phipps, Jr. and William E. Powell, Jr. by Special Warranty Deed from J. P. Morgan Chase Bank as Trustee of record in Instrument No. 20051227015329 7, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 6210 Bresslyn Road, Nashville, Tennessee 37205

TRACT II

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

Being the same real property conveyed to William E. Powell, Jr. and wife, Terry B. Powell by Quitclaim Deed from Wynonna Ellen Judd of record in Book 10930, Page 970, Register's Office for Davidson County, Tennessee and being the same interest conveyed to John S. Phipps, Jr. by quitclaim deed from Terry B. Powell of record in Instrument No. 20051201-0144639, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 9 Wynstone Circle, Nashville,

Tennessee 37215.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $0.00.)
( )
( )
(Affiant)
(Subscribed and sworn to before me)
(this _____7____ day of January 2008.)
( )
( )
(Notary Public)
(My Commission Expires: _____)
(_____)

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this _____7_____ day of January 2008.

JOHN S. PHIPPS, JR.

WILLIAM E. POWELL, JR.

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this ____7_____ day of January, in the year 2008, before me Suzanne H. Boyer personally appeared John S. Phipps, Jr. and William E. Powell, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

Notary Public

My Commission Expires: _____

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds