Davidson County DEEDQC
Recvd: 01/17/08 09:13 2 pgs
Fees:12.00 Taxes:0.00
20080117-0005281

Prepared by:
OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115

This Deed has been prepared from Information furnished by the parties and no title search has been performed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$ -0- .**

Sworn to and subscribed before me this 14th day of January, 2008.

Bobby F. Phelan
Affiant

Kathy J. Byers
Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

QUITCLAIM DEED

Name and Address of New Owner:
Bobby F. Phelan
1385 Campbell Road
Goodlettsville, TN 37072

Map and Parcel Number:
03300000300

Send Tax Bills To:
New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **STEPHEN M. PEARSON,** do hereby quitclaim unto **BOBBY F. PHELAN,** his heirs and assigns, all of my right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

The following described real estate, to-wit: A Tract of land in the 10th Civil District of Davidson County, Tennessee, being in the east part of Lot No. 4 on the Map of the Cole Lands, of record in Plan Book 1, Page 100, Chancery Court at Nashville, also of record in Book 58, Page 47, Register's Office for said County.

Beginning at a point in the northerly line of Campbell Road, corner of T. L. Clark; thence North 217.5 feet to a point; thence South 88 deg. 30 min. East 100 feet to a point; thence South 217.5 feet to a point in said Campbell Road; thence North 88 deg. 30 min. West with the northerly margin of said Campbell Road 100 feet to the point of beginning, containing 0.50 acres, according to a survey dated May 5, 1956, by N. G. Jenkins, Surveyor. Description is the same as prior deed.

Being the same property conveyed to Troy H. Phelan, and wife, Andrea E. Phelan and Stephen M. Pearson, by deed from Michael Alan Cantrell and wife, Tammy Lynn Cantrell, of record in Instrument No. 20070621-0073929, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as **1312 Campbell Road, Goodlettsville, TN 37072**.

This conveyance is subject to all lawful easements and restrictions of record.

IN WITNESS WHEREOF, I have hereunto set my hand, this 14th day of January, 2008.

Stephen M. Pearson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared **STEPHEN M. PEARSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

Witness my hand, at office, this 14th day of January, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY