THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Brenda Heinrich, Trustee	same	Map 84-16
Name	Name	
240 Sterling Road	same	Parcel 4
Street Address	Street Address	
Hendersonville, Tennessee 37075	same	
City, State, Zip	City, State, Zip	

Quitclaim Deed

This conveyance is made by **Lena Verble Phillips**, a widow, Grantor, to **Brenda Heinrich, Trustee under the Revocable Trust Agreement of Lena Phillips, dated July 17, 1998**, Grantee.

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee, all of his/her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 14 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place, as of record in Book 421, page 132, Register's Office for said County, being Lot No. 1 on the Plan of the Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

BEGINNING on the westerly margin of the McGavock Pike, as widened, at its intersection with the northerly line of said Lot No. 14; thence with northerly line of said Lot No. 14, North 86 ° 30' West 242 feet, more or less, to the northeast corner of property conveyed to Henry Helms and wife, by deed from Lloyd F. Butts and wife, of record in Book 2158, page 479, said Register's Office, being the northeast corner of Lot No. 26 on said unrecorded plan; thence with the easterly line of said Lot No. 26, southwardly 100 feet to the northwest corner of Lot No. 2 on said unrecorded plan; thence with the line between Lots Nos. 1 and 2, eastwardly 242 feet, more or less, to the westerly margin of said Pike; thence with same, northwardly 100 feet to the beginning.

Being the same property conveyed to Louie B. Phillips and wife, Lena Verble Phillips by deed from Lloyd F. Butts and wife, Sarah Frances Butts, of record in Book 3180, Page 479, Register's Office for Davidson County, Tennessee.

Louie B. Phillips and Lena Verble Phillips were continuously married from the date of the aforesaid deed until May 19, 1987, when Louie B. Phillips departed from this life while a resident of Davidson County, Tennessee. By operation of law, as the surviving tenant by the entirety, Lena Verble Phillips became and is the sole owner of the property.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

IN WITNESS WHEREOF, Grantor has hereunto set her hand.

Lena Verble Phillips, Grantor

Davidson County DEEDQC
Recvd: 07/01/08 09:13 2 pg
Fees:12.00 Taxes:0.00

20080701-0067518

State Of Tennessee
County Of Sumner

Personally appeared before me, Lena Verble Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on July 17, 1998.

Notary Public

My commission expires: July 7, 2000

STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on July 17, 1998.

Brenda Heinrich, Trustee (Grantee)

Notary Public

My commission expires: July 7, 2000