Davidson County DEEDQC
Recvd: 09/09/08 14:06 3 pgs
Fees:17.00 Taxes:0.00
20080909-0092353

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 5th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 7-25-09

LYNNE NORMAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Harry Edward Phillips, Trustee 3012 BUSINESS PARK CR Suite 700 Goodlettsville, TN 37027	Same	Map 191-4 Parcel 80

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harry Edward Phillips, individually, and Harry Edward Phillips and Randall Lee Phillips, acting as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust, established pursuant the Last Will and Testament of Edward Randall Phillips recorded in Will Book 69, Page 675, in the Chancery Probate Court for Sumner County, Tennessee, a certified copy of which will is also recorded as Instrument # 20080820-0085693, in the Register's Office for Davidson County, Tennessee ,** hereinafter collectively called Grantor, by these presents do transfer, quitclaim and convey to Harry Edward Phillips, Trustee, with full power to convey without the necessity of the joinder of any beneficiary, (hereinafter called Grantee), Grantee's heirs, representative and assigns, all their right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Lot 1 B on the Final Plat of Resubdivision of Lot One of Northcreek Commons, of record in

Book 9700, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall Phillips (being one and the same as Edward Randall Phillips) and Harry Edward Phillips as tenants in common by deed from JDN Development Company, Inc., a Delaware corporation, of record as instrument Number 20010924-0102787, Register's Office for Davidson County, Tennessee. Randall Phillips having since died and his interest having passed to Harry Edward Phillips and Randall Lee Phillips, as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust, established pursuant the Last Will and Testament of Edward Randall Phillips recorded in Will Book 69, Page 675, in the Chancery Probate Court for Sumner County, Tennessee, a certified copy of which will is also recorded as Instrument # **20080820-0085693**, in the Register's Office for Davidson County, Tennessee.

Janice Elaine Phillips, spouse of Harry Edward Phillips, joins in this conveyance to quitclaim any interest she may have in the subject property by virtue of her marriage to Harry Edward Phillips.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 28th day of August, 2008.

Harry Edward Phillips

Janice Elaine Phillips

Randall Phillips Marital Trust

By: _____
Harry Edward Phillips, Co-Trustee

By: _____
Randall Lee Phillips, Co-Trustee

Randall Phillips Family Trust

By: _____
Harry Edward Phillips, Co-Trustee

By: _____
Randall Lee Phillips, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry Edward Phillips and wife Janice Elaine Phillips,** 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 Goodlettsville, Tennessee, on this 28th day of August, 2008.

Michaela Procter
NOTARY PUBLIC

My commission expires: June 17, 2009

MICHAELA V. PROCTER MY COMMISSION EXPIRES JUNE 17 2009 SUMNER CO., TN NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michaela Procter, a Notary Public in and for the above mentioned County and State, personally appeared **Harry Edward Phillips and Randall Lee Phillips,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainors, acting as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust, established pursuant the Last Will and Testament of Edward Randall Phillips recorded in Will Book 69, Page 675, in the Chancery Probate Court for Sumner County, Tennessee, a certified copy of which will is also recorded as Instrument # **20080820-0085693**, in the Register's Office for Davidson County, Tennessee, and who further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2008.

Michaela Procter
Notary Public

My Commission Expires: June 17, 2009.

MICHAELA V. PROCTER MY COMMISSION EXPIRES JUNE 17 2009 SUMNER CO., TN NOTARY PUBLIC