Davidson County DEEDQC
Recvd: 03/04/09 09:21 5 pgs
Fees:27.00 Taxes:0.00

20090304-0019023

After Recording Return To:
TCT#: 10-01136178

RETURN TO:
TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
11903006300

D540277-5 (1 OF 2)

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }

New Owner/ Property Being Conveyed
William D. Phillips
Cindy T. Phillips
107 Stirton Road
Nashville, TN 37210

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10 day of February, 2009, between WILLIAM D. PHILLIPS, a married man, joined by his spouse, CINDY T. PHILLIPS, residing at 107 Stirton Road, Nashville, Tennessee 37210, hereinafter referred to as "**Party of the First Part**" and WILLIAM D. PHILLIPS and CINDY T. PHILLIPS, husband and wife, residing at 107 Stirton Road, Nashville, Tennessee 37210, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 37, ON THE PLAN OF CRESCENT HEIGHTS, OF RECORD IN BOOK 2331, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF STIRTON ROAD AND RUNS BACK BETWEEN LINES, 280 FEET ON THE WESTERLY

LINE AND 301.9 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 132.43 FEET.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2495, PAGE 513, REGISTER'S OFFICE OF SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. PHILLIPS BY DEED FROM JONATHAN S. HURLEY, MARRIED RECORDED 12/31/1998 IN DEED BOOK 11281 PAGE 225, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 107 Stirton Road, Nashville, Tennessee 37210
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

WILLIAM D. PHILLIPS

STATE OF TENNESSEE }

COUNTY OF Davidson **}** SEE ATTACHED

On this 10 day of February, 2009, before me personally appeared WILLIAM D. PHILLIPS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Cindy T. Phillips
CINDY T. PHILLIPS

STATE OF TENNESSEE }

COUNTY OF Davidson } SEE ATTACHED

On this 10 day of February, 2009, before me personally appeared CINDY T. PHILLIPS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Claudia Bozett
NOTARY PUBLIC

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents. no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING**

REACKNOWLEDGEMENT

THIS REACKNOWLEDGEMENT REFERENCES THAT CERTAIN QUITCLAIM DATED FEBRUARY 10, 2009 BY AND BETWEEN ***WILLIAM D. PHILLIPS, A MARRIED MAN JOINED BY HIS SPOUSE, CINDY T. PHILLIPS, AS GRANTORS, AND WILLIAM D. PHILLIPS AND CINDY T. PHILLIPS, HUSBAND AND WIFE*** ~~*SAID QUITCLAIM DEED IS BEING RE-ACKNOWLEDGED BY ORIGINAL NOTARY TO INCLUDE NOTARY SEAL AND EXPIRATION STAMP AS INADVERTENTLY OMITTED ON ORIGINAL DOCUMENT.*~~

~~Grantees~~

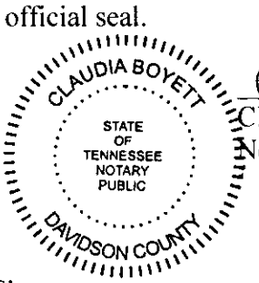
NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On FEBRUARY 10, 2009, before me, CLAUDIA BOYETT, a notary public, personally appeared WILLIAM D. PHILLIPS AND CINDY T. PHILLIPS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Claudia Boyett

CLAUDIA BOYETT
Notary Public – State of Tennessee

MY COMMISSION EXPIRES:
March 20, 2010

My Commission Expires:

Example of Oath of Consideration:

State of FL

County of Pinellas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10 - which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me

This 14th day of February, ~~2006~~ 2009.

Notary Public

JEFF E WAINSCOTT
MY COMMISSION # DD666929
EXPIRES April 24, 2011
(407) 398-0153 FloridaNotaryService.com

My commission expires: April 24, 2011