THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 06/09/09 14:48 3 pgs
Fees:17.00 Taxes:0.00
20090609-0053580

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Westover Partners, LLC
C/O Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO.
091120H00100CO

KNOW ALL MEN BY THESE PRESENTS that James E. Phelps, Jr. and wife, T. Elaine Phelps, hereinafter "Grantor", for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying any interest they may have in the herein described property, does hereby convey, remise, release and forever quitclaim unto Westover Partners, LLC, a Tennessee limited liability company, hereinafter "Grantee", all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 4506 Indiana Avenue, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 9th day of June, 2009.

GRANTOR:

James E. Phelps, Jr.

T. Elaine Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James E. Phelps, Jr. and wife, T. Elaine Phelps**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 9th day of June, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 9th day of ~~July~~ June, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1 of 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081024-0106534, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration. the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081024-0106534, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to James E. Phelps, Jr. and wife, T. Elaine Phelps by deed from Billy Mac Johnson and wife, Joyce Mai Johnson, of record in Instrument No. 20080918-0095444, Register's Office for Davidson County, Tennessee.

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

