This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09639

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Olen L. Starks, Jr.**, do hereby bargain, sell, release, remise, quitclaim and convey unto **Lisa K. Phelps-Starks** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 627 Neill Avenue, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 60 and the southerly 5 feet of Lot No. 59 on the Map of the Bransford Realty Company's subdivision of the McWhirter Tract, and of the Love McFerrin Tract, as of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and Part of Lot No. 59 front together 40 feet on the easterly side of Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew Jackson Phelps and wife, Ossie Whitaker Phelps by Deed from Walter Phelps dated 2/10/59 and recorded 3/9/59 in Book 2879, page 589, said Register's Office. The said Ossie Whitaker Phelps having since died. By Quitclaim Deed recorded 7/1/87 in Book 7285, page 15, as re-recorded 10/15/87 in Book 7379, page 199, Andrew J. Phelps conveyed said property to Lacy Nichol Phelps and Lisa Kay Phelps, with a life estate retained by Andrew J. Phelps. The said Lacy Nichol Phelps having since died as a minor, leaving as her sole surviving heirs her parents Lisa Kay Phelps-Harney and Michael Burwell. By Quitclaim Deed recorded 5/10/90 in Book 8107, page 70, Lisa Kay Phelps-Harney and Michael Burwell conveyed their interest to Andrew J. Phelps. The said Andrew J. Phelps having since died, and by Affidavit of Heirship recorded 10/16/98 in Book 11159, page 20, said Register's Office, left Lisa K. Phelps as his only heir at law. **

O. L. S., Jr.
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 18th day of July, 2009.

Olen L. Starks, Jr.
Olen L. Starks, Jr.

BILL GARRETT, Davidson County
Trans:T20090056970 DEEDQC
Recvd: 08/20/09 09:15 2 pgs
Fees:12.00 Taxes:0.00
20090820-0078321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Olen L. Starks, Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Dianne L. Harpole
Notary Public

11-7-2011
My Commission Expires

DIANNE L. HARPOLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Peter Barber
Affiant

Subscribed and sworn to before me this 18 day of July, 2009.

Connie Madden
Notary Public

My Commission Expires: 12/23/12

WILLIAMSON COUNTY
CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC

Tax/Map ID & Parcel:
082-08-0-056.00

New Owners:
Lisa K. Phelps-Starks
627 Neill Avenue
Nashville, TN 37206

Send Tax Bills to :
New Owner

**and by Affidavits of Heirship recorded on August 13, 2009 in Instrument No. 20090813-0076282 and Instrument No. 20090813-0076283, said Register's Office.