|ADDRESS NEW OWNER:| |SEND TAX BILLS TO:| |MAP-PARCEL NO.|

John C. Phillips	New Owner	Map
1113 Marion Avenue		Parcel
Nashville, TN 37216		07305014400

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Information furnished by the parties. A title examination was not prepared.

QUITCLAIM DEED

Know all persons by these presents, John C. Phillips, Trustee of the Dickens Family Revocable Trust and M. Ben Moore, II, Trustee of the Dickens Family Revocable Trust, (hereinafter referred to as the "Grantors"), does hereby bargain, sell, remise, release, quitclaim and convey unto John C. Phillips (hereinafter referred to as the "Grantee") all of Grantors', right title and interest in the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Riverwood Heights Subdivision, Section 7, as of record in Book 2854, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dickens Family Revocable Trust with Roderick D. Meriwether as Trustee by Warranty Deed to Trustee of record in Instrument Number 20030516-0066905, said Register's Office for Davidson County, Tennessee. Since that time Thomas E. Dickens of the Dickens Family Revocable Trust has appointed M. Ben Moore, II as Trustee of the Trust and Roderick D. Meriwether has appointed John C. Phillips as Trustee.

Thomas E. Dickens is joining in this conveyance to convey and interest he may have in subject real property.

This conveyance is subject to restrictive covenants of record in Book 2882, page 137, easements and setback lines as set form on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

Subject to a Deed of Trust executed by Thomas E. Dickens to Tim Ferguson, Trustee for North American Mortgage Company dated March 13, 1998 for the original principal indebted of $80,088.00 of record in Book 10840, page 675 and re-recorded in Book 10850, page 607, said Register's Office for Davidson County, Tennessee. Assigned to Wells Fargo Home Mortgage account number 5942493932.

This is improved real property commonly known as 2107 Cooper Lane, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20090057916 DEEDQC
Recvd: 08/24/09 15:38 4 pgs
Fees:22.00 Taxes:0.00
20090824-0079682

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Thomas E Dickens
Affiant

Subscribed and sworn to before me this 20 day of August, 2009.

Notary Public

My Commission Expires: 7-8-2012

J. NOBLE GRANT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this day of August, 2009.

Dickens Family Revocable Trust

By: M. B. Moore II Trustee Dickens Family Revocable Trust
M. Ben Moore, II, Trustee

By: John C. Phillips, Trustee
John C. Phillips, Trustee

Thomas E Dickens
Thomas E. Dickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John C. Phillips, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Dickens Family Revocable Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained. by signing the name of the Trustee by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 2009.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Thomas E. Dickens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of August, 2009.

Notary Public

My Commission Expires: 7-3-2012

J. NOBLE GRANT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared M. Ben Moore, II, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Dickens Family Revocable Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained. by signing the name of the Trustee by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of August, 2009.

Notary Public

My Commission Expires: 7-3-2012

J. NOBLE GRANT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY