New Owner: Anthony R. Phillips
219 Heatnstone Circle
Franklin, TN 37069

Send Tax Bills: New Owner

This Instrument Prepared:

By: Robert Greene, Atty.
208 Third Avenue North, Suite 500
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8 DAY OF February 20 10
Deputy Register

QUITCLAIM DEED

WHEREAS, on the 26th day of November 2008, Duane K. Smith executed a Warranty Deed to Anthony R. Phillips conveying property located at 2244 Batavia Street, Nashville, Tennessee as of record as instrument No. 20090814-0076758 , Registers Office, Davidson County Tennessee; and

WHEREAS, on the 31st of August 2009 Denise Walker and Herman Bean, Jr. the sole surviving heirs of Herman Douglas Bean Quitclaimed all right, title and interest and waived any defect in the tax sale of record in Instrument No. 20040302-0023371 to Duane K. Smith, said instrument lacking one notary seal ; and

WHEREAS, on the 26th of October 2009 Herman D. Bean, Jr. quitclaimed all right, title and interest and waived any defect in the tax sale of record in Instrument No. 20040302-0023371 to Duane K. Smith executed to correct any defect in the previous Quitclaim Deed containing only one notary seal ; and

WHEREAS, both Quitclaim Deeds executed by Denise Walker and Herman Bean, Jr. recorded were recorded after Duane Smith recorded the Warranty deed and to assure that Anthony R.Phillips obtained a clear title to all property owned and intended to be transferred by Duane K. Smith to Anthony R. Phillips, Duane K. Smith executes this instrument so that all right, title and interest is transferred to Mr. Phillips.

NOW THEREFORE for the express purpose of conveying all right, title and interest owned in the subject property by Duane K. Smith, Duane K. Smith hereby quitclaim, conveys and transfers unto Anthony R. Phillips all my right title and interest to certain tracts or parcels of land in Davidson County, Tennessee described as follow, to wit:

BILL GARRETT, Davidson County
Trans:T20100007648 DEEDQC
Recvd: 02/08/10 10:48 2 pgs
Fees:12.00 Taxes:0.00
20100208-0009766

Land in Davidson County, Tennessee, being No. Lot 46 and the westerly 10 feet of Lot No. 45 on the Plan of Dr. J. B. Davis' Subdivision of the Southerly One-half of Lot No. 5 of the Elizabeth W. Harding Estate, as of record in Book 57, page 96 and Book 161, Page 123 Register's Office Davidson County, Tennessee and as specifically outlined or described in the Mortgage Loan Inspection (Survey) by Campbell, McRae & Associates, Inc. a copy of which is attached hereto and incorporated herein and made a part hereof.

Being property conveyed to Duane K. Smith as to a portion of Lot 45 by Decree from the Metropolitan Government in 20040302-0023371. Duane K. Smith having since conveyed that portion of Lot 45 to Anthony R. Phillips in 20090814-0076758. Although, the legal description in 20090814-0076758 contained a description for Lot 46, Duane K. Smith did not have title to said property at the time of the conveyance. With respect to Lot 46 the derivation is as follows:

Being the same property conveyed to Jim Bedford and wife Lucille Bedford by deed from J. Douglas Wright in Book 836, page 32. The said Jim Bedford having predeceased Lucille Bedford. Lucille Bedford having since died and by Probated and Probated Will Recorded in 20090421-0036060 said property was devised to Marguerite Porter. The said Marguerite Bedford-Porter having since died and Probate copy of Will in 20090421-0036061 devises property to Herman Douglas Bean. Affidavits in 20091130-0108870 and 20091300108871 shows Herman Douglas Bean to be deceased and his heirs at law to be Herman Douglas Bean, Jr. and Denise Walker. By Quitclaim Deeds recorded in 20090922-0088348 and 20091130-018872 Herman Douglas Bean Jr. conveyed his interest to Duane K. Smith and by Quitclaim Deed in 2009 '0922-0088348 Denise Walker conveyed her interest to Duane K. Smith.

Also known as 2244 Batavia Street, Nashville, TN, 37208.
Map 92-7 Parcel 200

IN WITNESS WHEREOF we have hereunto set our hands on the 04th **day** February **2010.** 2010

Duane K. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Duane Smith** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 04th day of February 2010.

NOTARY PUBLIC

My Commission Expires: July 2, 2010

LEROY CAIN, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.