FROM Randy Phillips
TO Michael Cothern

BOX 13
NO Fee

QUITCLAIM DEED

Address of New Owner:
Michael Cothern
7428 Bidwell Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

Map & Parcel:
38-32

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

affiant

Subscribed and sworn to before me this the 10th day of MARCH, 2010

Notary Public
Commission Expires: 1-21-2013

I, Randall L. Phillips A.K.A. Randy Phillips, do hereby quitclaim to Michael Cothern, his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See EXHIBIT A

Being the same property conveyed to Randy Phillips and Myra L. Phillips, husband and wife, by deed of record in Instrument No.20060824-0104815, Register's Office for Davidson County, Tennessee. Myra L. Phillips being one in the same as Myra Lorraine Phillips. Myra L. Phillips having since died. Randy Phillips being one in the same as Randall L. Phillips

It is the express intention of Grantor and grantee that the legal and equitable interest as described in the deed of trust of record in instrument # **20060824-0104816**, said Register's office, not be merged by virtue of his deed, and that the lien of the said deed of trust and the indebtedness of the promissory note shall remain in full force and effect and not be released hereby.
It is also understood by grantor and grantee that this conveyance shall in no way restrict the grantor from foreclosing the deed of trust if deemed desirable, and pursuing grantor for any losses from the promissory note.

This is improved property (X) known as
4162 Blueberry Hill Road, Nashville, TN 37218

Witness our hand(s) this the 10th day of MARCH, 2010.

Randall L. Phillips

BILL GARRETT, Davidson County
Trans:T20100015597 DEEDQC
Recvd: 03/17/10 11:39 2 pgs
Fees:12.00 Taxes:0.00
20100317-0020027

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Randall L. Phillips The bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 10th, MARCH, 2010.

Notary Public
Commission Expires: 1-21-2013

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most northwest corner of this tract, and being located along the margin of said road, S. 11 deg. 43 min. 54 sec. E. 177.00 feet from an iron pin set in the margin of said road, corner to Gary E. Simpson property, of record in deed book 4957, page 195, Register's Office, Davidson County, Tennessee; thence, from said beginning point and leaving said road, N. 66 deg. 10 min. 56 sec. E 1200.18 feet to an iron pin set in the line of Scott Moore property of record in deed book 6645, page 792; thence, with the line of said Moore, S. 39 deg. 38 min. 50 sec. W. 378.21 feet to an iron pin set in the line of said Moore, thence, S. 60 deg. 30 min. 25 sec. W. 719.53 feet to an iron pin set; thence, S. 4 deg. 23 min. 24 sec. W 100.50 feet to an iron pin set; thence, S. 33 deg. 17 min. 48 sec. W. 71.08 feet to an iron pin set in the margin of said Blueberry Hill Road; thence, with the margin of said road, N. 40 deg. 19 min. 27 sec. W. 154.12 feet to a point; thence, with a curve to the right having a central angle of 28 deg. 35 min. 33 sec., a radius of 335.35 feet, an arc length of 167.35 feet, and a chord of N. 26 deg. 01 min. 41 sec. W. 165.62 feet to a point; thence, N. 11 deg. 43 min. 54 sec. W. 55.23 feet to the beginning, containing 5.14 acres more or less.