BILL GARRETT, Davidson County
Trans:T20100017386 DEEDQC
Recvd: 03/25/10 08:56 1 pgs
Fees:12.00 Taxes:0.00
20100325-0022206

QUITCLAIM DEED

Prepared By: John G. Doak, Sr., Esq. No. 2343, 2525 Lebanon Pike, Building A, Na
From Unverified Information Provided by Grantor and Grant

Grantor: M.E. Phillips
Grantees : M.E. Phillips, David E. Phillips, and Debra K. Phillips, Joint Tenants With Right of Survivorship
Owner's Address 2423 Cabin Hill Road, Nashville TN 37214

Send Tax Bills To: Same

Map 73-16 Parcel 40

State of Tennessee

The actual consideration or value, whichever is greater, for this transfers is None
transfer to create a Joint Tenancy with right of survivorship

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me on 03/23/2010.

John G. Doak Sr
Notary Public

Commission Expires: 11/07/2012

FOR LOVE AND AFFECTION and in order to create a Joint Tenancy With Right of Survivorship in Grantees, Grantor, M. E. Phillips, hereby quitclaims, transfers, and conveys, whatever right, title, and interest he has in and to the following described real property, to Grantees, M. E. Phillips, David E. Phillips and Debra K. Phillips, To Have And To Hold the same, As Joint Tenants With The Right of Survivorship **and not as tenants in common**.

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sunset View, Section 3, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 90 feet on the southerly side of Cabin Hill Road and extends back 205 feet on the westerly line and 199.6 feet on the easterly line to a dead line, measuring 104.8 feet thereon.

BEING the same real property conveyed to M.E. Phillips, by deed from Betty Sue Phillips as of record in Book 8863, Page 606, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 2423 Cabin Hill Road, Nashville, TN 37214

This conveyance is made subject to all matters of record, to restrictive covenants of record in Bk 2492, Pg. 631, and to all matters shown on or referred to on the plan of record in Bk 2663, Pg 44, Register's Office for said County.

IN WITNESS WHEREOF I have hereunto set my hand on 03/23/2010.

M. E. Phillips

State Of Tennessee

Before me, the undersigned, a "Notary Public" in and for Tennessee, personally appeared the above named Grantor, M. E. Phillips, to me personally known, and swore to, subscribed, and acknowledged that he had executed the within instrument for the purposes described therein, and as his own free act and deed on 03/23/2010.

Witness my hand and seal at office in Nashville, Tennessee on 03/23/2010.

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

John G. Doak Sr
Notary Public

My Commission Expires: 11/07/2012