Mail to:

Keystone Title Inc.
264 Mallory Station Rd.
Suite 11
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

Keystone Title, Inc.

264 Mallory Station Rd., Ste 11

Franklin, TN 37064

Address New Owner(s)
John R. Phillips
744 Rolling Fork Drive
Brentwood, TN. 37027

Send Tax Bills To:
John R. Phillips
744 Rolling Fork Drive
Brentwood, TN. 37027

Map & Parcel Nos.:
142-02-0-226.00

BILL GARRETT, Davidson County
Trans:T20110025924 DEEDQC
Recvd: 05/03/11 08:21 2 pgs
Fees:13.00 Taxes:18.50
20110503-0033622

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ray P. Presley** ("Grantor") do hereby quitclaim and convey unto **John R. Phillips**, ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee and described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 253 on the Plan of Cross Timbers Subdivision, Section 5, of record in Book 4175, Page 115, Register's Office for said county.

Said Lot Number 253 fronts 85 feet on the northerly side of Harness Drive and extends back between lines, 176.8 feet on the easterly side and 176.9 feet on the westerly line, to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to Ray P. Presley, by substitute deed from Joe M. Kirsch, Substitute Trustee, of record in Instrument No. 20040329-0034611, Register's Office for Davidson County, TN.

This is improved property known as **7448 Harness Drive, Nashville, TN. 37221.**

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES, WITH NO INDEPENDENT TITLE SEARCH HAVING BEEN CONDUCTED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE AND DOES NOT REPRESENT EITHER PARTY IN THIS TRANSACTION. ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF LEGAL COUNSEL OF THEIR CHOICE PRIOR TO EXECUTING THIS INSTRUMENT.

THE ATTACHED LEGAL DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED AND INFORMATION PROVIDED BY THE GRANTEE, WITH NO CURRENT SURVEY BEING DONE. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE NOR THE ACCURACY OF THE LEGAL DESCRIPTION BY THIS INSTRUMENT.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of April, 2011.

Ray P. Presley

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is **$5000.00**.

AFFIANT

Subscribed and sworn to before me, this 20 day of April, 2011.

NOTARY PUBLIC

My Commission Expires:
11/7/2011

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Amanda Barnes, a Notary Public in and for said state and county, **Ray P. Presley**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of April, 2011

NOTARY PUBLIC

My Commission Expires: 11/7/2011