Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38137, (901) 685-8475

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **ERNEST J. PHIPPS,** for and in consideration of Ten Dollars ($10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of my right, title and interest in and to the below-described property to **THE ERNEST J. PHIPPS REVOCABLE LIVING TRUST,** dated May 20th, 2011, **ERNEST J. PHIPPS,** Trustee or his successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Davidson, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number G-1, as shown on the plan of Hickory Place Condominiums, Phase V, filed as Exhibit C to and established by the Master Deed of record in Book 6472, page 435, re-recorded in Book 6476, page 663 and amended in Book 7015, page 182, Book 7015, page 192, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, seer, drainage and other easements of record (3) all sub-division/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to the Grantor by Warranty Deed of record at Instrument 20101214-0099457, in the Register's Office of Davidson County, Tennessee.

The Trustee of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

IN TESTIMONY WHEREOF, I have executed this instrument this date May 20, 2011.

ERNEST J. PHIPPS

BILL GARRETT, Davidson County
Trans:T20110030508 DEEDQC
Recvd: 05/23/11 11:50 2 pgs
Fees:12.00 Taxes:0.00
20110523-0039273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ERNEST J. PHIPPS,** personally known to me (or proved to me by satisfactory evidence) and who acknowledged that he executed the foregoing instrument as a free act and deed.

WITNESS my hand and Notarial Seal at this office this date May 20, 2011.

NOTARY PUBLIC

Rick J. Hahn Notary Public at Large Williamson Co. Tenn

Exp 3-4-15

Property ID: 096110A05100
Property Address: 336 Hickory Place, Nashville, TN 37214.
Owner: The Ernest J. Phipps Revocable Living Trust, 5112 John Hagar Road, Hermitage, TN 37076.
Mail Tax Notices to: Ernest J. Phipps at owner's address.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Bobby G. Finley
Affiant

Subscribed and sworn to before me this date May 20, 2011.

NOTARY PUBLIC

Rick J. Hahn Notary Public at Large Williamson Co. Tenn

2 Exp 3-4-15