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 Lot No. 2, on the Plan of B.L. Patterson Subdivision, of record in Book 4595, page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> This conveyance is subject to all easements, restrictive covenants, and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> Being the same property conveyed to the Grantor by Warranty Deed of record at Instrument 20100827-0068166, 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
20110523-0039274

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: 098-00-0-234.00.
Property Address: 5112 John Hagar Road, Hermitage, TN 37076.
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
1

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

Exp 3-4-15