This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110038117 DEEDQC
Recvd: 06/27/11 08:51 2 pgs
Fees:12.00 Taxes:0.00
20110627-0048760

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

Jack Davis Jr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF April, 2011.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-02-12

ADDRESS NEW OWNER:
Jack Davis, Jr.
110 Glancy St., Ste. 108
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

TAX MAP/PARCEL NO:
94-01-34

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **RITA F. PHILLIPS, unmarried ,** by these presents do hereby quitclaim and convey unto **JACK DAVIS, JR., married**, all of my right, title and interest in and to the following described parcel of land in DAVIDSON County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-91, of Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Plat Book 5200, page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita F. Phillips by deed from Jack Davis, Jr. dated 10/30/98 and recorded 11/12/98 in Book 11202, page 554, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 555 Dupont Ave., Unit D91, Madison, TN 37115.

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

TAI

Witness my hand and seal on this the 24th day of April, 2011.

Rita F. Phillips
RITA F. PHILLIPS

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rita F. Phillips**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2011.

Notary Public

My commission expires: 11-07-12