268

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
John S. Phipps, Jr. et al 5711 Old Harding Pike Nashville, TN 37205	New Owner	Map 115-12-0 Parcel 059.00

BILL GARRETT, Davidson County
Trans:T20110052808 DEEDQC
Recvd: 08/26/11 13:30 2 pgs
Fees:12.00 Taxes:0.00
20110826-0066178

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Ke Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged the Phipps Powell Joint Venture, A Tennessee General Partnership, by these presents do hereby quitclaim and convey to John S. Phipps, Jr., a one-half undivided interest, John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, a one-fourth undivided interest and John S. Phipps, Jr., Trustee of the William E. Powell III, Testamentary Trust U/T/D June 1, 2010, their successors and assigns, all of it's interest in the a tract of land in Davidson County, Tennessee, as follows:

Being Lot Number 136 on the plan of West Meade Farms, Inc., Section "F", of record in Plat Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to the Phipps Powell Joint Venture by Quitclaim Deed from John S. Phipps, Jr. and William E. Powell, Jr. of record in Instrument 2008011-0003633, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 6210 Bresslyn Road, Nashville, Tennessee 37205.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater (for this transfer is $0.00.

Robert E Phipps

Affiant

(Subscribed and sworn to before me (this 23rd day of August, 2011.

Notary Public

SORETTA Z. HOLMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

(My Commission Expires: My Commission Expires: September 3, 2012

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

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 23rd day of August, 2011.
(
(
(My Commission Expires:
(

Affiant

Notary Public

JORETTA Z. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
September 3, 2012

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22 day of August, 2011.

PHIPPS POWELL JOINT VENTURE

By: _____
John S. Phipps, Jr., General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, John S Phipps, Jr of the state and county mentioned, personally appeared before me, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of the Phipps Power Joint Venture and as such general partner acknowledged that he is authorized to execute the foregoing instrument on behalf of the Phipps Powell Joint Venture. the within named bargainor, a joint venture, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as general partner.

Witness my hand and seal, at office in Davidson County this 23rd day of August, 2011.

Notary Public

JORETTA Z. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires:
September 3, 2012