RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Ste 130
Brentwood, TN 37027

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110072806 DEEDQC
Recvd: 11/17/11 13:14 2 pgs
Fees:12.00 Taxes:0.00
20111117-0090051

STATE OF TENNESSEE
COUNTY OF Davidson

THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF November, 2011.

NOTARY PUBLIC

My commission expires: 1/21/2013

REBECCA A. HOOVEN NOTARY State of Tennessee PUBLIC RUTHERFORD COUNTY, TN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Barnicle 5416 Hearthstone Lane Brentwood, TN 37027	Patricia A. Barnicle 5416 Hearthstone Lane Brentwood, TN 37027	160-11-0-A-095.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Patrick E. Phoebus,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Patricia A. Barnicle,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hemmingwood I, II, II of record in Book 6900, pages 6, 7, and 8, said Register's Office.

Said Lot No. 95 fronts 59.58 feet on the southerly margin of Hearthstone Lane and extends back 147.14 feet on the westerly line and 142.82 feet on the easterly line to a dead line in the rear, measuring 59.48 feet thereon.

Being the same property conveyed to Patrick E. Phoebus and Patricia A. Barnicle, tenants in common with rights of survivorship, by Warranty Deed from First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson; First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson; First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson; Terry Lynn Nelson Lewis, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Terry Lynn Nelson Lewis; and Jeffrey Andrew Nelson and Terry Lynn Nelson Lewis and Scott Arnold Nelsona nd Martha Roth Nelson, dated 7/30/2010, recorded 8/3/2010, of record in Instrument No. 20100803-0060874, in the Register's Office for ~~Williamson~~ Davidson County, Tennessee.

WITNESS MY HAND, this 11 DAY OF November, 2011.

* _____
Patrick E. Phoebus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Patrick E. Phoebus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 11 DAY OF Nov, 2011.

REBECCA A. HOOVEN NOTARY State of Tennessee PUBLIC RUTHERFORD COUNTY, TN

_____
Notary Public

Rebecca A. Hooven
Printed Notary Name

My commission expires: 1/21/2013