BILL GARRETT, Davidson County
Trans:T20110082179 DEEDQC
Recvd: 12/28/11 14:15 4 pgs
Fees:22.00 Taxes:0.00
20111228-0101480

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

CO-EXECUTORS DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Ed M. Phillips Family Trust and as Co-Trustees of the Donna J. Phillips Tennessee QTIP Marital Trust 5025 High Valley Drive Brentwood, TN 37027	Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Ed M. Phillips Family Trust and as Co-Trustees of the Donna J. Phillips Tennessee QTIP Marital Trust 5025 High Valley Drive Brentwood, TN 37027	MAP 159-7-A PARCEL 7

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Edgar (Ed) M. Phillips, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 10P-1898, in the Probate Division of the Circuit Court for Davidson County, Tennessee (the "Estate"), Donna J. Phillips and John Ed Phillips, Co-Executors of the Estate, hereinafter called the GRANTORS, by these presents do hereby quitclaim, transfer and convey all of the Estate's right, title and interest in and to that certain tract of land located in Davidson County and described on Exhibit A attached hereto and incorporated herein by reference (the "Property) as follows: i) a 71.20% undivided interest in the Property unto Donna J. Phillips and Jon D. Ross as Co-Trustees of the Ed M. Phillips Family Trust, and ii) a 28.80% undivided interest in the Property unto Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Donna J. Phillips Tennessee QTIP Marital Trust.

This is improved property known as 5025 High Valley Drive, Brentwood, Tennessee 37027.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of December, 2011.

DONNA J. PHILLIPS, Co-Executor

JOHN ED PHILLIPS, Co-Executor

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Donna J. Phillips, Co-Executor of the Estate of Edgar (Ed) M. 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, in her capacity as Co-Executor of the Estate of Edgar (Ed) M. Phillips.

WITNESS my hand and official seal, at office in NASHVILLE, Tennessee, on this 22ND day of DECEMBER, 2011.

Notary Public

My Commission Expires:

JOANNE M. COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, John Ed Phillips, Co-Executor of the Estate of Edgar (Ed) M. 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 he executed the within instrument for the purposes therein contained, in his capacity as Co-Executor of the Estate of Edgar (Ed) M. Phillips.

WITNESS my hand and official seal, at office in NASHVILLE, Tennessee, on this 22ND day of DECEMBER, 2011.

JOANNE M. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2014

Joanne M. Cole
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Joanne Phillips
Affiant

JOANNE M. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2014

Sworn to and subscribed before me this 22ND day of DECEMBER, 2011.

Joanne M. Cole
Notary Public

My Commission Expires: _____

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE THE STATUS OF TITLE.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of High Valley Section One of record in Book 9700, Page 188, Register's Office for said County.

SAID Lot No. 7 fronts 112.75 feet on the southwesterly margin of High Valley Drive and extends back 366.76 feet on the northwesterly line and 415.80 feet on the southeasterly line to a dead line in the rear, measuring 106.93 feet thereon.

BEING the same property conveyed to Ed M. Phillips and wife, Donna J. Phillips, by Warranty Deed from McCohen Development Corp., a Tennessee corporation of record in Book 10762, Page 77, Register's Office for Davidson County, Tennessee.

BEING the same property quitclaimed by Donna J. Phillips to Ed M. Phillips by deed recorded as instrument number 199912300309085, Register's Office for Davidson County, Tennessee.