Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Address New Owners as Follows:
Lawrence Phillips, ET UX
370 Fairway Circle
Monroe, Georgia 30656

Send Tax Bills To:
New Owner

Map-Parcel:
Map 092-13
Parcel 179

STRAWMAN QUITCLAIM DEED

(This instrument contains two conveyances)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add his wife to the title of said property to establish a tenancy by the entirety, **Clyde Lawrence Phillips, Grantor,** does hereby quitclaim and convey his interest unto **Daniel T. Heard, Trustee, Grantee,** his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Hortense Place, of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clyde Lawrence Phillips, by Warranty Deed dated September 4, 2012, from Robert Bruce Durbin, of record in Instrument No. 20120928-0088688, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This deed has been prepared based on the representations of the parties and without the benefit of a title search.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of JANUARY, 2013.

Clyde Lawrence Phillips

And now, I, the said **Daniel T. Heard, Trustee,** for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Clyde Lawrence Phillips and wife, Rebecca F. Phillips, as tenants by the entirety,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of JANUARY, 2013.

Daniel T. Heard, Trustee

BILL GARRETT, Davidson County
Trans:T20130012111 DEEDQC
Recvd: 02/12/13 15:42 2 pgs
Fees:17.00 Taxes:0.00
20130212-0014446

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clyde Lawrence Phillips, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2013.

Notary Public

My Commission Expires: 10-18-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel T. Heard, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2013.

Notary Public

My Commission Expires: 2-19-13

STATE OF GEORGIA
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2013.

Notary Public

My Commission Expires: 10-18-15