BILL GARRETT, Davidson County
Trans:T20130101492 DEEDQC
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Fees:12.00 Taxes:0.00
20131203-0123105

Prepared by:
Susan B. Evans, Attorney at Law
2016 8th Avenue, South
Nashville, TN 37204

Name and address of owner:
Estate of Wade L. Phelps
1116 Campbell Street
Nashville, TN 37208

Send tax bills to:
Irvin Oten Executor
736 Bowan Dr
Nashville, TN 37207

Map/Parcel:
Part of Map 81-11
Parcel 414.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, Irvin Oten, Executor of the Estate of Wade L. Phelps, deceased, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Irvin Oten, Executor of the Estate of Wade L. Phelps, deceased hereinafter called the Grantor, have bargained and Quitclaimed, and by these presents do transfer and convey unto to Irvin Oten, Executor of the Estate of Wade L. Phelps, deceased hereinafter called the Grantee, his heirs and assigns, all my right title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Cephas Woods Subdivision of Lots No. 5 and 6 for the Woodward property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 80 fronts 62 feet on the westerly side of 12th Avenue North formerly Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Wade L. Phelps by deed of record in Book 7174, page 354, said R.O.

Tract 2:
Land in the 19th Civil District of Davidson County, Tennessee, being Lot No. 81 on the plan of Cephas Woodard's Subdivision of Lots No. 5 and 6 for the Woodward property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 81 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Wade L. Phelps by deed of record in Book 10802, page 418, said R.O.

This conveyance is being made to assign a separate map and parcel to these tracts. These tracts were previously known as Map 81-7, Parcel 355.00 (Lot 80) and Map 81-7, Parcel 354 (Lot 81), which were combined with Parcel 414.00 at an earlier date.

This is unimproved property also known as: 1116 Campbell Street, Nashville, TN 37208.

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.

No abstract or survey furnished for preparation of this instrument. The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 3RD day of December 2013.

Irvin Oten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Irvin Oten, Executor of the Estate of Wade L. Phelps, deceased, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the Executor of the Estate of Wade L. Phelps, deceased executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, Tennessee, the 3RD day of December 2013.

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 3RD day of December 2013.

Notary Public

My Commission Expires: March 8, 2016

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY