2 of 8

{ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{John S. Phipps	{ New Owners	} Tract I
{Martha M. Phipps	{	} Map 130-1
{5711 Old Harding Road	{	} Parcel 195.00
{P.O. Box 50076	{	} Tract II
{Nashville, TN 37205	{	} Map 130-01
{	{	} Parcel 192.00
{	{	} Tract III
{	{	} Map 130-01
{	{	} Parcel 36.00
{	{	} Tract IV
{	{	} Map 130-01
{	{	} Parcel 35.00
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{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, John S. Phipps and wife, Martha M. Phipps (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto John S. Phipps and wife, Martha M. Phipps (hereinafter collectively referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee, as follows.

Tract I - (Parcel 195 and 36.0)

Being a portion of Old Page Road lying west of Tennessee Highway No. 1 and lying west of the right-of-way of the L & N Railroad, formerly the NC & St. L Railroad, and being a portion of said road abandoned by the Quarterly Court of Davidson County, Tennessee, October 1948 of record in County Court Minute Book, page 418, and being shown on the Map of Subdivision of Lot No.A-4 (and/or A-2) Highlands of Belle Meade No. 2 of Record Book _____, RODC, Tennessee.

Beginning at a point where the westerly right-of-way line of said railroad crosses the southerly margin of said abandoned road; thence northwesterly following the margin of

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Fees:22.00 Taxes:0.00
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said road to the easterly margin of Old Harding Road; thence northwardly along the margin of the aid Old Page Road (abandoned); thence eastwardly along the said northerly margin of said abandoned road which is the southerly boundary of a lot to which the NC& St. L Railroad has title, to the westerly margin of the said railroad right-of-way; thence to the point of beginning.

Being part of the same property conveyed to John S. Phipps and Martha M. Phipps by Quitclaim Deed from Estelle C. Burns of record in Book 9163, Page 171, Register's Office for Davidson County, Tennessee.

This is improved property located at 5307 and 5709 Old Harding Pike Road, Nashville, Tennessee 37205.

Tract II, Parcel 192

Commencing at an iron rod located in the western R.O.W. margin of the L & N Railroad Company property; thence leaving said R.O.W. N 56 degrees 24' 11" W 94.47 feet to the point located in the easterly R.O.W. margin of Old Harding Pike; thence N 33 degrees 07' 42" E 200.78 feet to the point of beginning; thence continuing with said R.O.W N 33 degrees 07' 42" E 40.00 feet to a point; thence leaving the R.O.W. margin of Old Harding Pike S 56 degrees 43' 51" E 55.04 feet to a point located in the western R.O.W. margin of the L & N Railroad Company property; thence with said R.O.W. margin S 23 degrees 51' 09" W 40.56 feet to a point; thence leaving said R.O.W. margin N 56 degrees 43' 51" W 61.58 feet to the point of beginning said tract containing 2,333 square feet, more or less.

Being the same property conveyed to John S. Phipps, and wife, Martha M. Phipps by Warranty Deed from John S. Phipps, Jr. of record in Book 9271, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property located on 5705 Old Harding Pike, Nashville, Tennessee 37205.

Tract III, Parcel 35.00

Being part of Tract A-2 shown on a revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County, being the northerly part of Lot No.1 on the unrecorded subdivision of said Tract made by Blanchard and Parris, Engineers, November _____, 1939, said northerly part of said lot being more fully described according to a survey by Ralph W. C. Lambert, surveyor, dated April 18, 1953, and revised April 4, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Harding Road at the beginning of a curve into the south margin of Page Road; thence around said curve having a deflection angle of 74 degrees 05' in a northeasterly direction to an iron pin in the southerly margin of said road; thence along with margin of Page Road and in an easterly direction 48.45

feet to an iron pin in the westerly right of way line of the N. C. & St. L. Railroad; thence with said right of way line southwardly 139.1 feet to a point; thence in a westerly direction 96.5 feet to a point in the easterly margin of Old Harding Road; thence with the margin of said road northerly 130 feet to the point of beginning.

Being the same real property conveyed to John S. Phipps,, Jr. and Martha S. Phipps by quitclaim deed from James Leo Johnson and wife, Martha Johnson of record in Book 4300, Page 450, Register's Office for Davidson County, Tennessee.

This is improved real property located on 5711 Old Harding Pike, Nashville, Davidson County, Tennessee.

The purpose of this deed is to combine the parcels contained herein which are identified by four street addresses into One Map and Parcel 1300100 3500, so that only one tax parcel identifies these parcel which have common ownership. The intent is also to use only one street address for these parcels as 5711 Old Harding Pike, Nashville, Tennessee 37205.

(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 16th day of December, 2014.
(
(_____
(Notary Public
(My Commission Expires: My Comm. Expires May 8, 2017
(

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 16th day of December, 2014.

JOHN S. PHIPPS

MARTHA M. PHIPPS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, John S. Phipps whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 16th day of December, 2014.

Notary Public

JORETTA Z. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
August 23, 2016

STATE OF TENNESSEE}
COUNTY OF Davidson}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Martha M. Phipps whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 16th day of December, 2014.

Notary Public

JORETTA Z. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
August 23, 2016