THIS INSTRUMENT PREPARED BY:

DAVID L. THIBODEAUX
ATTORNEY AT LAW
104 BELFAST AVENUE
LEWISBURG, TN 37091

BILL GARRETT, Davidson County
Trans:T20150077375 DEEDQC
Recvd: 09/11/15 09:58 3 pgs
Fees:17.00 Taxes:0.00
20150911-0092362

MAP 114-00-0

GROUP

PARCEL 061.00

BASED ON INFORMATION PROVIDED BY THE PARTIES THIS DOCUMENT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY TENNESSEE IMMEDIATELY UPON EXECUTION

QUITCLAIM DEED

FROM: JOHN EDWARD PHELAN, SR. and wife MARY L. PHELAN

TO: JOHN E. PHELAN, SR. and MARY L. PHELAN, Trustees or their successor in Trust, under THE PHELAN FAMILY LIVING TRUST, dated April 6, 2015

KNOW ALL MEN BY THESE PRESENTS that **JOHN EDWARD PHELAN, SR. and wife MARY L. PHELAN** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release, and forever quitclaim unto **JOHN E. PHELAN, SR. and MARY L. PHELAN, Trustees or their successor in Trust, under THE PHELAN FAMILY LIVING TRUST, dated April 6, 2015** all of their right, title and interest, in a certain tract of land located at 7530 Charlotte Pike in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being land in the 8th formerly the 12th Civil District of said County, being part of lot No. 5 on the Plan of the lands of William Gower, deceased, as of record in Minute Book "H" page 487, County Court for said County, described partly according to a survey made by Z.J. Wilkinson, Surveyor, July 25th, 1950 as follows:

Beginning in the center of U.S. Highway No. 70 or the Charlotte Pike, at the most southerly corner of the property conveyed to H.P. Hulan and wife by deed from Dennia O'Brien and wife of record in book 1627, page 169, Register's Office for said County; thence with Hulan's westerly line as follows: north 14 degrees 40' west 140.5 feet; thence north 5 degrees 30' east 130.5 feet; thence north 86 degrees 50' west 480 feet, more or less to a corner, thence south 43 degrees 41' east 310 feet more or less to the northwest corner of the property conveyed to John E. Phelan and wife, by deed from Edward D. Phelan, Jr. and wife of record in book 1938, page 572, said Register's Office; thence with the northwesterly line of said property and the center of the T.V.A. transmission line north 41 degrees 19' east 100 feet to a point, thence south 43 degrees 41' east 250 feet to the center of said Highway or the Charlotte Pike; thence with the center of said Highway or Pike in a northeasterly direction 63.5 feet to the beginning.

Being the same property conveyed to John Edward Phelan, Sr. and wife Mary L. Phelan by deed from Edward D. Phelan, an unmarried man, dated the 20th day of August, 1977,

appearing of record in Record Book 5186, Page 857, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions, and encumbrances that may affect said real estate.

WITNESS MY HAND this 10 day of September, 2015.

John Edward Phelan Sr.
JOHN EDWARD PHELAN, SR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared, JOHN EDWARD PHELAN, SR., with whom I am personally acquainted (or proved upon sufficient information) and who acknowledged before me that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in the State and County aforesaid.

Lisa Gail Morgan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/17

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS MY HAND this 10 day of September, 2015.

Mary L. Phelan
MARY L. PHELAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared, MARY L. PHELAN, with whom I am personally acquainted (or proved upon sufficient information) and who acknowledged before me that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in the State and County aforesaid.

Lisa Gail Morgan
NOTARY PUBLIC

My Commission Expires 9/11/17

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

STATE OF Tennessee
COUNTY OF Davidson

The undersigned makes oath that the actual value or consideration of this transfer is $0 (QUITCLAIM DEED).

John Edward Phelan Sr.
JOHN EDWARD PHELAN, SR.

Sworn to and subscribed before me this the 10 day of September, 2015.

Lisa Gail Morgan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/17

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The undersigned makes oath that the actual value or consideration of this transfer is $0 (QUITCLAIM DEED).

Mary L. Phelan
MARY L. PHELAN

Sworn to and subscribed before me this the 10 day of September, 2015.

Lisa Gail Morgan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/17

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TAX BILLS:
NAME AND ADDRESS OF NEW PROPERTY OWNER:

JOHN E. PHELAN, SR. and MARY L. PHELAN,
Trustees or their successor in Trust under
THE PHELAN FAMILY LIVING TRUST, dated April 6, 2015
7530 Charlotte Pike
Nashville, Tennessee 37209