BILL GARRETT, Davidson County
Trans:T20150080616 DEEDQC
Recvd: 09/22/15 12:11 2 pgs
Fees:12.00 Taxes:0.00
20150922-0096253

This instrument prepared by:
Laylah V. Smith, Attorney
278 Penfield Drive
Nashville, Tennessee 37211

Based on the information provided by the parties, NO title search was requested or prepared.

QUITCLAIM DEED

Address of Owner as follows:	Send Tax Bills To:	Map-Parcel Number:
Josephine Phelps 3328 Smith Springs Road Nashville, TN 37013	Owner	16100006800

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, James L. Phelps, and Charles Phelps hereinafter grantors, hereby release, remise and quitclaim unto Josephine Phelps, her heirs and assigns, all of my right, title and or other interest we may have in and to property located at 15388 Old Hickory Boulevard. Nashville, Tennessee, 37013, being more specifically described as follows to wit:

BEING Lot No. 1 on the Final Plat, Pettus Property, as shown by plat of record in Instrument No. 20090527-0048500, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the iron pin in the North right-of-way of Old Hickory Boulevard, said iron rod being the southwest corner of the property described herein, and the Southeast corner of Barton Vale Subdivision (Plat Book 7900, Page 639); Thence with said right-of-way, North 67 degrees 39 minutes 41 seconds East, a distance of 314.95 feet to an iron rod; thence North 67 degrees 36 minutes 19 seconds East, a distance of 112.14 to an iron road, the true point of beginning; thence leaving said right-of-way, North 18 degrees 45 minutes 25 seconds West, a distance of 194.44 feet to an iron rod; thence 24 degrees 46 minutes 10 seconds East, a distance of 70.71 feet to an iron rod; thence North 69 degrees 46 minutes 27 seconds East, a distance of 129.56 feet to an iron rod; thence South 27 degrees 53 minutes 41 seconds East, a distance of 238.32 feet to an iron rod in the North right-of-way of Old Hickory Boulevard; thence along said right-of-way, South 67 degrees 36 minutes 19 seconds West, a distance of 216.50 feet to the point of beginning and containing 46,245 square feet or 1,062 acres of land, more or less.

Being the same property conveyed to Josephine Phelps, Charles Phelps and James Phelps by Quitclaim Deed from Josephine Phelps and filed for record in Instrument No. 20090603-0051523, Register's Office for said County.

And previously being the same property conveyed to Josephine Phelps by Deed from Allen W. Pettus and filed for record in Instrument No. 20090603-0051521, Register's Office for said County.

This conveyance is subject to:

Subject to all matters as set forth on the plat of record in Plat Book 5190, Page 24 and Instrument No. 20090527-0048500.

Slope and Construction Easement as shown of record in Book 7859, Page 361, Register's Office for said County.

WITNESS my hand this 17 day of September, 2015.

James L. Phelps

WITNESS my hand this 17 day of September, 2015.

Charles Phelps

WITNESS my hand this 17 day of September, 2015.

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named James L. Phelps, Charles Phelps and Josephine Phelps with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/15

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 **Affiant**
Subscribed and sworn before me this the
22 **Day of** Sept, **20** 15
L. Chandler, **Deputy Register**