Instr:200002280018993 Page: 1 OF 3
REC'D FOR REC 02/28/2000 11:11:13AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $122.10

QUITCLAIM DEED

From:	From:
Anna R. Buchanan, Charles E. Ramsey and Lucille R. Hood	Michael J. Philbin, Trustee
To:	To:
Michael J. Philbin, Trustee	Lucille R. Hood

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Lucille R. Hood 820 Glen Oaks Drive Nashville, TN 37214	SAME	84-8-23

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to (a) terminate a tenancy in common created by operation of law as a result of the fact that the undersigneds are the sole heirs-at-law of their mother, Esther R. Ramsey, and the only devisees named under her unprobated Will filed with the Probate Court Clerk's office for Davidson County, Tennessee, under Case No. 00UP9, and (b) to create a two-thirds (2/3's) undivided fee simple interest in Lucille R. Hood together with a one-third (1/3) undivided life estate interest in the said Lucille R. Hood, the remainder interest to vest in Charles E. Ramsey, upon the death of the said Lucille R. Hood, we, Anna R. Buchanan, Charles E. Ramsey, and Lucille R. Hood, hereby convey, remise, release and quitclaim unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Map of McGavock Heights, Section 1, as of record in Book 2330, page 70, Register's Office for said County.
>
> Said Lot No. 15 fronts 94.5 feet on the west side of Glenoaks Drive and runs back 148.7 feet on the north line and 198.5 feet on the south line to a dead line, which is a broken line, on which it measures 109.8 feet.
>
> Being the same property conveyed to Ed Ramsey and wife, Esther R. Ramsey by deed of record in Book 4250, Page 894, Register's Office for Davidson County, Tennessee, the said Ed Ramsey have predeceased his wife, Esther R. Ramsey who died leaving Anna Ramsey Buchanan, Charles E. Ramsey and Lucille R. Hood as her sole heirs-at-law and devisees under her unprobated Will filed with the Probate Court Clerk's Office for said County under Case No. 00UP9.
>
> This is improved property known as 2820 Glen Oaks Drive, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Lucille R. Hood, her heirs and assigns, a two-thirds (2/3's) undivided fee simple interest together with a one-third (1/3) undivided life estate interest in the property hereinabove described, the remainder interest to vest in Charles E. Ramsey, his heirs and assigns upon the death of the said Lucille R. Hood. The property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of February, 2000.

Anna R. Buchanan

Anna R. Buchanan

Charles E. Ramsey

Charles E. Ramsey

Lucille R. Hood

Lucille R. Hood

Michael J. Philbin, Trustee

Michael J. Philbin, Trustee

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 Anna R. Buchanan , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon

Notary Public

Commission Expiration Date

Printed Name of Notary

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 Charles E. Ramsey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon

Notary Public

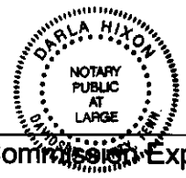
Commission Expiration Date

Printed Name of Notary

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 Lucille R. Hood, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.



Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

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 Michael J. Philbin, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.



Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,000.00, which represents the value allocated to the 1/3 undivided interest of Anna R. Buchanan.

Lucille R. Hood
Affiant

Subscribed and sworn to before me, this 24th day of February, 2000.



Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860