THIS INSTRUMENT PREPARED BY:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Instr:200006160060019 Page: 1 OF 3
REC'D FOR REC 06/16/2000 9:15:39AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

After Recordation, please return to:

Shannon Philbin
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

QUITCLAIM DEED

FROM:	**Romulo Villatoro, an unmarried man**	FROM:	**Michael J. Philbin, Trustee**
TO:	**Michael J. Philbin, Trustee**	TO:	**Sayuri M. Garcia, a single woman**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Romulo Villatoro and Sayuri M. Garcia 2229 Grandview Avenue Nashville, TN 37211	**North American Mortgage Company 4301 Hillsboro Road, Suite 328 Nashville, TN 37215**	**118-4-190** **06DA25820**

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 creating a tenancy-in-common with right of survivorship, I, **Romulo Villatoro**, an unmarried man, do hereby convey, remise, release and quitclaim unto **Michael J. Philbin, Trustee**, his successors and assigns, the following described parcel of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 28 on the Plan of Rosedale Subdivision, as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50.3 feet on the westerly side of Grandview Avenue and runs back between parallel lines measuring 151 feet, more or less, on the north line and 159.2 feet, more or less, on the south line, to a dead line in the rear, said dead line being the east boundary of the property conveyed to James C. Dickens etux, by deed of record in Book 3506, Page 181, said Register's Office.

Being the same property conveyed to **Romulo Villatoro** by deed from David John Williams recorded as Instrument No. 200006090057546, Register's Office for Davidson County, Tennessee.

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 **Romulo Villatoro, an unmaried man and Sayuri M. Garcia, a single woman** as tenants-in-common with right of survivorship, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 15th day of June, 2000.

Romulo Villatoro
Romulo Villatoro, an unmarried man

Sayuri M. Garcia
Sayuri M. Garcia, a single woman

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 Romulo Villatoro, an unmarried man, the bargainor, 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 15th day of June, 2000.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

7/26/2003
Commission Expiration Date

Shannon Philbin
Printed Name of Notary

My Commission Expires JULY 26, 2003

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 Sayuri M. Garcia, a single woman, the bargainor, 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 15th day of June, 2000.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

7/26/2003
Commission Expiration Date

Shannon Philbin
Printed Name of Notary

My Commission Expires JULY 26, 2003

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, 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 15th day of June, 2000.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

7/26/2003
Commission Expiration Date

Shannon Philbin
Printed Name of Notary

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2000.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

7/26/2003
Commission Expiration Date

Shannon Philbin
Printed Name of Notary

My Commission Expires JULY 26, 2003