This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

Davidson County DEEDQC
Recvd: 10/04/00 10:43 2pgs
Fees:10.00 Taxes:0.00
20001004-0098301

QUITCLAIM DEED

FROM:	)	FROM:
JEFFERY TODD WIGGINS	)	Michael J. Philbin, Trustee
TO:	)	TO:
Michael J. Philbin, Trustee	)	JEFFERY TODD WIGGINS and wife, MARY JO WIGGINS

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Jeffery Todd Wiggins and wife, Mary Jo Wiggins 90 44th Avenue North Nashville, TN 37209	PHH Mortgage Services 6000 Atrium Way Mt. Laurel, NJ 08054	Map No. 103-8 Parcel 65

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 create a tenancy by the entirety, I, Jeffery Todd Wiggins, hereby convey, remise, release and quitclaim all of my interest 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 Lot No. 8 on the Map showing subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn as of record in Book 547, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Jeffery Todd Wiggins by deed from Dan VanBrackle and wife, Cynthia VanBrackle, of record in Book 11426, Page 213, Register's Office for Davidson County, Tennessee.

This is improved property known as 90 44th Avenue North, Nashville, TN 37209.

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 Jeffery Todd Wiggins and wife, Mary Jo Wiggins, their 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 29th day of September, 2000.

Jeffery Todd Wiggins

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 Jeffery Todd Wiggins, 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 29th day of September, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2000.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

7/26/2003
Commission Expiration Date

Shannon Philbin
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §
My Commission Expires JULY 26, 2003

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of September, 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