Davidson County DEEDQC
Recvd: 05/01/02 08:20 3pgs
Fees:17.00 Taxes:0.00
20020501-0053238

THIS INSTRUMENT PREPARED BY:
HomeFocus Services, LLC
1831 Chestnut Street, 6th Floor, St. Louis, MO 63103

AS A NECESSARY INCIDENT TO THE FULLFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.
PROPERTY APRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S):
104.00-140

FILE NO: 1007774

# QUIT CLAIM DEED

THIS INDENTURE, Made this 28TH day of MARCH , 2002, by and between

PHILLIP W. RYAN AND MEREDITH C. LIBBEY

whose marital status is: MARRIED, BEING HUSBAND AND WIFE
hereinafter called the GRANTOR(S), whose address is:
**2521 FAIRFAX AVENUE, NASHVILLE, TN 37212**

**to PHILLIP W. RYAN AND MEREDITH C. LIBBEY,**

whose marital status is: **MARRIED, BEING HUSBAND AND WIFE,**
hereinafter call the GRANTEE(S), whose address is:
**2521 FAIRFAX AVENUE, NASHVILLE, TN 37212**

WITNESSETH: That Grantor, for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **DAVIDSON** County, STATE OF TENNESSEE to-wit:

A P N: 104- 11- 140

**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION**

When Recorded Return TO
Mail tax statements:
Phillip W. Ryan
2521 Fairfax Ave.
Nashville TN 37212

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Phillip W Ryan

**PHILLIP W. RYAN**

Meredith C. Libbey

**MEREDITH C. LIBBEY**

Witness Signature_____ _____(Seal)
Witness Printed Name_____

Witness Signature_____ _____(Seal)
Witness Printed Name_____

STATE OF **TENNESSEE** ) **SS,**
COUNTY OF **DAVIDSON** )

The foregoing instrument was acknowledged before me this 28th day of March, 2002 by **PHILLIP W. RYAN AND MEREDITH C. LIBBEY, HUSBAND AND WIFE** who is/are personally known to me or who has/have produced driver license(s) as identification.

Ollie Mai Parsley

Notary Public

My Commission expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25 2003

EXHIBIT "A"

**BEING LOT NO. 18 ON THE PLAN OF BRANSFORD REALTY CO'S SUBDIVISION OF THE EDGAR JONES PLACE, OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE, and DAVIDSON COUNTY, TENNESSEE.**

**Being that parcel of land conveyed to** PHILLIP W. RYAN AND WIFE, SUZANNE N. RYAN, AS TENANTS BY THE ENTIRETY **from WILLIAM BUFFET AND WIFE, ELIZABETH BUFFETT by that deed dated 09/08/1988 and recorded 09/09/1988 in Deed Book 7648, at Page 826 of the DAVIDSON County, TN Public Registry.**

**Being that parcel of land conveyed to** PHILLIP W. RYAN **from SUZANNE N. RYAN by that deed dated 08/21/1990 and recorded 08/21/1990 in Deed Book 8178, at Page 894 of the DAVIDSON County, TN Public Registry.**

**Tax Map Reference: 104.00-140**

File Number: **1007774-T01**