Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20031231-0184968

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

# QUITCLAIM DEED

FROM: **ROBERT THOMAS**

TO: **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**State of Tennessee** )
**County of Davidson** )

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

Notary Public

Michael J. Philbin
My Commission Expires
March 26, 2005

March 26, 2005
Commission Expiration Date

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| **Secretary of HUD**<br>**Washington, D.C. 20410** | **Department of HUD**<br>**251 Cumberland Bend Dr.**<br>**Nashville, TN 37228** | **MAP 106-13**<br>**Parcel No. 228** |

**PRIOR MORTGAGEE:** **US BANK, ASSIGNEE OF NORTH AMERICAN MORTGAGE CO.**
**PRIOR FHA #:** **483-2740281-703**
**PRIOR MORTGAGOR:** **Samuel M. Roberts, unmarried**

**KNOW ALL MEN BY THESE PRESENTS** that **Robert Thomas**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto the **Secretary of Housing and Urban Development**, his/her successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 13B on the re-subdivision of Lot 13 of Sadler Place Section 9 of record in Book 6050, Page 244 Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Robert Thomas, unmarried by deed from Walter B. Murphy and wife Lori R. Murphy, of record in Book 11028, Page 374, Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to correct an inadvertent typographical error that occurred in the property description of a warranty deed from Robert Thomas to Samuel M. Roberts of record in Book 11672, Page 243 said Register's Officer. In that deed the lot being conveyed was described as 13A and should have been 13B. Likewise the error was repeated in the Deed of Trust from Mr. Roberts to Tim Ferguson Trustee for North American Mortgage Company of record in Book 11672 Page 257 said Register's Office. Subsequently, that Deed of Trust was foreclosed and the property secured thereby was eventually conveyed to the Secretary of HUD. In order to resolve any issue with respect to the validity and /or enforceability of the conveyance to the Secretary of HUD, the original property owner, Robert Thomas, who owned both Lots 13A and 13B that comprised the re-subdivision of Lot 13 of Sadler Place Section 9, has executed this Quitclaim Deed.

This is improved property known as 106 Sadler Court, Nashville, Tennessee 37210.

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

WITNESS my hand this 19th day of December, 2003.

Robert Thomas

**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 Robert Thomas, 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 this 19th day of December, 2003.

Notary Public

March 26, 2005
Commission Expiration Date

Michael J. Philbin
Printed Name of Notary

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 26, 2005