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

Davidson County DEEDQC
Recvd: 01/22/04 16:07 2pgs
Fees:17.00 Taxes:0.00
20040122-0008803

QUITCLAIM DEED

FROM:	)	FROM:
Shirley D. Harris, A Widow	)	Michael J. Philbin, Trustee
TO:	)	TO:
Michael J. Philbin, Trustee	)	Shirley D. Harris and Joseph L. Nelson

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Shirley D. Harris and Joseph L. Nelson 4420 Prescott Road Nashville, TN 37204	Shirley D. Harris and Joseph L. Nelson 4420 Prescott Road Nashville, TN 37204	132-15-41.00

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-in-common with right of survivorship, I, Shirley D. Harris, a widow, hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 91 on the Plan of Section III, Southmeade, as of record in Book 2900, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph E. Harris and wife, Shirley D. Harris by Warranty Deed form David E. Carter, unmarried of record in Book 9350, Page 411, Register of Davidson County, the said Joseph E. Carter, having since died.

The above description is the same as in the previous deed of record.

This is improved property known as 4420 Prescott Road, Nashville, Tennessee 37204

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including but not necessarily limited to any taxes that may constitute a lien, restrictive covenants of record in Book 3024, Page 329 and all matters shown on the plan of record in Book 2900, Page 92 said Register's Office..

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 Shirley D. Harris and Joseph L. Nelson as tenants-in-common with right of survivorship, 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 15th day of January, 2004.

Shirley D. Harris

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 Shirley D. Harris, a widow, 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 15th day of January, 2004.

Notary Public

Denise White
Printed Name of Notary

Commission Expiration Date

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 15th day of January, 2004.

Notary Public

Denise White
Printed Name of Notary

Commission Expiration Date

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2004.

Notary Public

Denise White
Printed Name of Notary

Commission Expiration Date