Davidson County DEEDQC
Recvd: 06/03/04 09:21 3pgs
Fees:22.00 Taxes:0.00
20040603-0065023

QUITCLAIM DEED

FROM: **William B. Thetford and wife, Martha Thetford**

TO: **Michael J. Philbin, Trustee**

FROM: **Michael J. Philbin, Trustee**

TO: **William B. Thetford and wife, Martha Thetford and John M. Thetford**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
William B. Thetford 5025 Hillsboro Pike, Unit 6-E Nashville, TN 37215	**William B. Thetford One Foxhall Close Nashville, TN 37215**	**131-1-D-38CO**

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 without right of survivorship consisting of a **99 % undivided interest in William B. Thetford and wife, Martha Thetford and a 1% undivided interest in John M. Thetford** We, **William B. Thetford and wife, Martha Thetford,** 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 38 also known as Unit No. 6-E of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the property belonging to the Condominium Association.

Being the same property conveyed to William B. Thetford and wife, Martha Thetford by deed from Martha J. Francis, unmarried of record in Instrument No. 20040426-0047129 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such Master Deed and By-Laws and all other limitations, restrictions and encumbrances as may affect the premises; including, but not limited to those contained in Book 5211, page 325; Book 5616, page 133; Book 6079, page 516, and Book 5233, page 459

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 a **99% undivided interest unto William B. Thetford and wife, Martha Thetford and 1% undivided interest unto John M. Thetford,** as tenants in common without 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 24th day of May, 2004.

William B. Thetford

Martha Thetford

John M. Thetford

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 William B. Thetford and wife, Martha Thetford and John M. Thetford, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2004.

Notary Public

Printed Name of Notary

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

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 24 day of May, 2004.

Notary Public

Printed Name of Notary

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 24 day of May, 2004.

Notary Public

Printed Name of Notary

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 21, 2007