Davidson County DEEDQC
Recvd: 08/20/04 08:54 2pgs
Fees:12.00 Taxes:0.00
20040820-0100642

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:
	)	
JAMES F. CORRIGAN, III	)	MICHAEL J. PHILBIN, TRUSTEE
	)	
	)	
	)	
TO:	)	TO:
	)	
MICHAEL J. PHILBIN, TRUSTEE	)	JAMES F. CORRIGAN, III AND WIFE,
	)	DONNA B. MICHAEL

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
James F. Corrigan, III and wife Donna B. Michael 904 Audubon Road Nashville, TN 37204-4206	New South Federal Savings Bank ATTN: Tax Department 210 Automation Way Birmingham, AL 35210-2034	132-5 99

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 in James F. Corrigan, III and wife, Donna B. Michael, I, James F. Corrigan, III, hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns in the following described tract or parcel of land in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Glendale Park, Section 2, as of record in Book 1130, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 95.6 feet on the northerly side of Audubon Road and extends back 205.4 feet on the westerly line and 213.4 feet on the easterly line to a dead line, measuring 95.9 feet thereon.

Being the same property conveyed to James F. Corrigan, an unmarried man by deed from James L. Jackson, a married man, of record as Instrument 20020327-0037831, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Audubon Road, Nashville, TN 37204.

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 James F. Corrigan, III, and wife, Donna B. Michael, their heirs and assigns, the same property hereinabove described 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 19th day of August, 2004.

James F. Corrigan III

James F. Corrigan, III

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 James F. Corrigan, III, 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 at Nashville, Tennessee, this 19th day of August, 2004.

Jill Connors

Notary Public

7-19-08

Commission Expiration Date

Jill Connors

Printed Name of Notary

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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, 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 19th day of August, 2004.

Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

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

James F. Corrigan III

Affiant

Subscribed and sworn to before me, this 19th day of August, 2004.

Jill Connors

Notary Public

7-19-08

Commission Expiration Date

Jill Connors

Printed Name of Notary

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN