LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

QUITCLAIM DEED

FROM: **John F. Breen, unmarried**
Barbara Breen, unmarried

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

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

TO: **John F. Breen, unmarried**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
John F. Breen **3099 Penn Meade Way** **Nashville, TN 37214**	**SunTrust Mortgage** **201 4th Ave. N, 7th Floor** **Nashville, TN 37219**	**52-13-B-250CO**

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 Fee Simple estate in **John F. Breen, unmarried, we, John F. Breen, unmarried and Barbara Breen, unmarried,** do hereby convey, remise, release and quitclaim all of their right, title and interest to, **Michael J. Philbin, Trustee,** his successors and assigns, in the following described parcel of land in Davidson County, Tennessee:

BEING Lot 15, as shown on the Plan of River Glen, Phase 5, Section 2 of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John F. Breen, unmarried and Barbara Breen, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040405-0038203, Register's Office for Davidson County, Tennessee.

This is improved property known as **3099 Penn Meade Way, Nashville, TN 37214.**

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

And now, I, the said **Michael J. Phibin, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey, remise, release and forever quitclaim unto **John F. Breen, unmarried,** his heirs and assigns, the same property hereinabove described and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this 4th day of October, 2004

John F Breen
John F. Breen, unmarried

Barbara Breen
Barbara Breen, unmarried

Michael J. Philbin
Michael J. Philbin, Trustee

Davidson County DEEDQC
Recvd: 10/13/04 15:55 3pgs
Fees:22.00 Taxes:0.00
20041013-0123638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named John F. Breen and Barbara Breen, 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 4th day of ~~September~~ October, 2003.

Notary Public

Denise White

Printed Name of Notary

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

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, the bargainor, and in his capacity as 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 4th day of October, 2004.

Notary Public

Denise White

Printed Name of Notary

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Commission Expiration Date: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2004.

Notary Public

Denise White

Printed Name of Notary

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Commission Expiration Date: _____

This instrument prepared by:
Michael J. Ahuller, P.C.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215