This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Daniel Deeb & Angela Deeb
303 South Elwood Avenue
Glendora, CA 91741

MORTGAGEE:
PHH Mortgage Services
3000 Leadenhall Road
Mount Laurel, NJ 08054

Davidson County DEEDQC
Recvd: 03/03/05 11:21 2 pg
Fees:12.00 Taxes:0.00
20050303-0023490

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 135, GP. 14A
PARCEL 221.00 CO
2DX10262

QUITCLAIM DEED

We, Daniel Deeb and wife, Angela Deeb **hereby Quitclaim all our interest to** Daniel A. Deeb and Angela C. Deeb, as Trustees of the Daniel and Angela Deeb Trust dated August 27, 2002 **their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows, to wit:**

BEING Lot No. 221 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel Deeb and wife, Angela Deeb by deed from SunTrust Bank, of record in Instr: 20020222-0022961, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7032, Page 733, and corrected and amended in Book 7065, Page 969; Book 7067, Page 739; Book 10097, Page 390; Instr: 20010504-0046047; and Instr: 20010504-0046048; By-Laws of record in Book 7032, Page 761; Charter of record in Book 7058, Page 234; and Deed conveying common areas of record in Book 7032, Page 730, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement and N.E.S. easement, sidewalk easement, and minimum building setback lines of record in Plat Book 8250, Page 842, and amended in Book 11114, Page 958, said Register's Office.

This is the same description as in previous deed of record.

This is improved property known as 1084 Blue Mountain Lane, Antioch, TN 37013

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Daniel A. Deeb and Angela C. Deeb as Trustees of the * **their heirs and assigns, forever; and we,** Daniel Deeb and wife, Angela Deeb **covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

*Daniel and Angela Deeb Trust dated August 27, 2002

Witness our hands this the 22nd **day of** February, 2005.

Daniel Deeb

Daniel Deeb

Angela Deeb

Angela Deeb

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel Deeb and wife, Angela Deeb **the bargainor(s), 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** GLENDORA, California **this the** 22 **day of** FEBRUARY, 20 05.

NOTARY PUBLIC

My Commission Expires: OCT. 28, 2007

DANIEL BOYER
Commission # 1447635
Notary Public - California
Los Angeles County
My Comm. Expires Oct 28, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

Daniel Deeb
AFFIANT

Subscribed and sworn to before me this 22 **day of** FEBRUARY, 20 05.

My Commission Expires: OCT. 28, 2007

DANIEL BOYER
Commission # 1447635
Notary Public - California
Los Angeles County
My Comm. Expires Oct 28, 2007