Davidson County DEEDQC
Recvd: 05/23/05 16:13 2 pgs
Fees:12.00 Taxes:0.00
20050523-0058131

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:
Stephen Kelly and Susan Van Winkle Family Trust
17442 Caminito Baya
San Diego, CA 92127

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PHH Mortgagee Corp (fka Cendant Mortgage Corp)
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP AND PARCEL:
MAP 57P-A
PARCEL 65

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Stephen Kelly and wife, Susan M. Van Winkle, hereby Quitclaim all of our interest unto Stephen Kelly and Susan Mary Van Winkle, as Co-Trustees of the Stephen Kelly and Susan Van Winkle Family Trust of 2001, its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 245, on the Horizontal Property Regime Private Element Plat, Nashboro Village-Tract 18, Phase Two, of record in Plat Book 9700, Page 968, and amended in Instr: #20010423-0039877, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephen Kelly and wife, Susan M. Van Winkle by deed from Greenvale Construction, LLC of record in Instr: #20050406-0038029, Register's Office for Davidson County, Tennessee. Susan M. Van Winkle and Susan Mary VanWinkle is one in the same person.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 11703, Page 581, amended in Instr: #20000627006387;Supplemental Declaration of Covenants, Conditions and Restrictions in Instr: #20001031-0108075; Consent to Declaration of Covenants, Conditions and Restrictions in Instr: #20010322-0027767; and Supplementary Declaration of Covenants, Conditions and Restrictions in Instr: #20021211-0152723, Register's Office, Davidson County, Tennessee.

Subject to general notes on plat of record in Plat Book 9700, Page 968, and amended in Instr: #20010423-0039877, Register's Office, Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instr: #20010314-0024179, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

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

This is improved property known as 450 Longhunter Court, Nashville, TN 37217.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, we, Stephen Kelly and wife, Susan M. Van Winkle do hereby Quitclaim and convey all of our interest unto the said Stephen Kelly and Susan Mary Van Winkle, as Co-Trustees of the Stephen Kelly and Susan Van Winkle Family Trust of 2001, their heirs and assigns, forever; and we, Stephen Kelly and wife, Susan M. Van Winkle covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may affect 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.

Witness our hands this the 18th **day of** MAY **, 2005.**

Stephen Kelly
Stephen Kelly

Susan M. Van Winkle
Susan M. Van Winkle

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO **)**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen Kelly and wife, Susan M. Van Winkle, 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 SAN DIEGO **, California, this the** 18th **day of** MAY **, 2005.**

NOTARY PUBLIC

My Commission Expires: August 19, 2006

PEDRO J. SANCHEZ-CATALA
Commission # 1371049
Notary Public - California
San Diego County
My Comm. Expires Aug 19, 2006

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO **)**

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

Stephen Kelly
Affiant

Subscribed and sworn to before me this 18th **day of** MAY **, 2005.**

NOTARY PUBLIC

My Commission Expires: August 19, 2006

PEDRO J. SANCHEZ-CATALA
Commission # 1371049
Notary Public - California
San Diego County
My Comm. Expires Aug 19, 2006

619-683-2743