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

Davidson County DEEDQC
Recvd: 08/03/06 10:10 2 pgs
Fees:17.00 Taxes:0.00
20060803-0094501

QUITCLAIM DEED

FROM:	)	FROM:
	)	
PAUL W. T. MCKELVEY, UNMARRIED	)	**MICHAEL J. PHILBIN, TRUSTEE**
	)	
	)	
TO:	)	TO:
	)	
MICHAEL J. PHILBIN, TRUSTEE	)	**PAUL W. T. MCKELVEY, UNMARRIED AND ELIZABETH MCKELVEY, 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)
PAUL W. T. MCKELVEY 948 PERCY WARNER NASHVILLE, TN 37205	**AMERICA'S WHOLESALE LENDER P. O. BOX 660694 DALLAS, TX 75266-0694**	**MAP 129-12 PARCEL 79**

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-in-common with right of survivorship, I, Paul W. T. McKelvey, hereby conveys, remises, releases and quitclaims all of his interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract/parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Pages 12, 13 and 14, Registers 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 Paul W. T. McKelvey, unmarried from Stephen P. Landers, unmarried, of record as Instrument No. 20060724-0088510 and by Quitclaim Deed from Elizabeth McKelvey recorded as Instrument No. 20060803-0094501 4.99 Register's Office for Davidson County, Tennessee.

This is improved property known as 948 Percy Warner Boulevard, Nashville, TN 37205.

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 Paul W. T. McKelvey and his mother, Elizabeth McKelvey as tenants-in-common with right of survivorship, their 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 2ND day of August, 2006.

Paul W.T. McKelvey

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 Paul W.T. McKelvey, 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 2ND day of August, 2006.

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

Notary Public

Denise White
Printed Name of Notary

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.

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Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

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

Paul W.T. McKelvey
Affiant

Subscribed and sworn to before me, this 2ND day of August, 2006.

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

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Denise White
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STATE OF TENNESSEE

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