Davidson County DEEDQC
Recvd: 04/21/08 12:19 3 pg
Fees:17.00 Taxes:0.00
20080421-0040379

Address New Owner:	Send Tax	Map-Parcel Number
Michael Lee Holt	Michael Lee Holt	80-12-67
Gwendolyn Reed Holt	Gwendolyn Reed Holt	
3202 Mexico Drive	3202 Mexico Drive	
Nashville, Tennessee 37218	Nashville, Tennessee 37218	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, hereby conveys, remises, releases and forever quitclaims any right, title and interest in the tract of land described below obtained by virtue of a Trustee's Deed recorded as instrument number 20071029-0127148 in the Register's Office of Davidson County, Tennessee, unto Michael Lee Holt and Gwendolyn Reed Holt, Grantees, and their successors heirs and assigns. Said tract of land being conveyed hereunder is described as follows:

Being Lot No. 62 on the Plan of the Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register office for Davidson County, Tennessee.
Said Lot No.62 fronts 51.99 feet on the southeasterly margin of Mexico Drive and runs back 107.28 feet on its southwesterly line and 127.35 feet on the northeasterly line, to a line in the rear on which it measures 71.06 feet thereon.
Being the same property conveyed to the within named grantors by deed of even date, such instrument being recorded simultaneously herewith in instrument No. 20011119-0126704 Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.
This conveyance is subject to restrictions of record in Book 4405, Page 427, Book 4397, Page 742, Book 4037, Page 588, Book 3917, Page 529, Book 3805, Page 783, Book 3765, Page 101, Register's Office for Davidson County, Tennessee

Commonly known as: 3202 Mexico Drive, Nashville, TN 37218.

Tax Parcel No.: 80-12-67

This being the same property conveyed to The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, by Trustee's Deed dated October 29, 2007, recorded as instrument number 20071029-0127148 in the Register's Office of Davidson County, Tennessee.

It is the intent of the parties to set aside the Trustee's Deed and to restore all parties to the positions held prior to the sale of the property to The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee. To this end, this deed is subject to the following described deed of trust which remains unreleased and unsatisfied:

1. Deed of Trust dated November 8, 2001, securing the sum of $80,750.00, executed by Michael Holt and Gwendolyn Holt, as mortgagor(s), in favor of Rudy Title & Escrow LLC, as trustee for Equifirst Corporation, as shown of record in the office of the Register of Davidson County, Tennessee, filed on November 19, 2001, recorded as instrument 20011119-0126705.

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

WITNESS our hand this 5 day of FEB, 2008.

The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee

BY: _____ ATTEST: _____

TITLE: John Kerr, Limited Signing Officer TITLE: Jeffrey Stephan Limited Signing Officer

ACKNOWLEDGMENT

STATE OF Pennsylvania
COUNTY OF Montgomery

On this the 5 day of ~~December~~ FEB, 2007, before me, the undersigned officer, personally appeared J. Kerr acknowledged himself to be the L.S.O. and of The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee and that he, as such officer, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 5 day of FEB, 2008.

_____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan Turner, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Nov. 9, 2011
Member, Pennsylvania Association of Notaries

My Commission Expires: 11/9/2011

W&A #:122080

Recording Legend

JPMorgan Chase Bank N.A. as Trustee
Grantor

Michael Lee Holt
Gwendolyn Reed Holt
Grantees

STATE OF PA)

COUNTY OF Montgomery

The actual consideration for this transfer is $0.

_____

The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee

Subscribed and sworn to before me on this 5 day of February, 2008

My commission expires: 11/9/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan Turner, Notary Public
Horsham Twp Montgomery County
My Commission Expires Nov. 9, 2011
Member, Pennsylvania Association of Notaries

This instrument was prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211