BILL GARRETT, Davidson County
Trans:T20090078284 DEEDQC
Recvd: 11/17/09 15:11 2 pgs
Fees:17.00 Taxes:0.00
20091117-0105976

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

QUITCLAIM DEED

From: Kaz C. Kikkawa, an unmarried person and Kimberly F. Crawford, an unmarried person	From: Michael J. Philbin, Trustee
To: Michael J. Philbin, Trustee	To: Kaz C. Kikkawa and Kimberly F. Kikkawa, husband and wife

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Kaz C. Kikkawa Kimberly F. Kikkawa 2610 Westwood Avenue Nashville, TN 37212	Provident Funding Assoc. L.P. 1101 Kermit Drive, Suite 607 Nashville, TN 37217	104-15-291

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 convert a tenancy in common into a tenancy by the entirety now that the owners of record have been married, we, Kaz C. Kikkawa and Kimberly F. Crawford, as tenants in common with right of survivorship, hereby convey, remise, release and quitclaim unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 60 feet o the westerly 125 feet of the southerly one half of Lot No. 36 on the Map of Belair of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kaz C. Kikkawa, an unmarried person and Kimberly F. Crawford, an unmarried person as tenants in common with right of survivorship by deed dated August 2, 2004 from Samuel H. Lester and wife, Rebecca Bell of record in Instrument No. 20040805-0094144, said Register's Office.

Kimberly F. Crawford is one and the same as Kimberly F. Kikkawa.

This is improved property known as 2610 Westwood Avenue, Nashville, TN 37212.

Said property is conveyed subject to all matters shown on the Plan of record and such easements, 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, does hereby convey, remise, release and forever quitclaim unto Kaz C. Kikkawa and Kimberly F. Kikkawa, husband and wife, the same property hereinabove described. Said property is conveyed subject to all matters shown on the Plan of record and such easements, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 10th day of November, 2009.

Kaz C. Kikkawa

Kimberly F. Kikkawa nee Crawford

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 Kaz C. Kikkawa and Kimberly F. Kikkawa nee Crawford, husband and wife, 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 10th day of November, 2009.

3-4-13
Commission Expiration Date

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2009.

3-4-13
Commission Expiration Date

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 10th day of November, 2009.

3-4-13
Commission Expiration Date

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY