AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20110001261 DEEDOC
Recvd: 01/06/11 09:15 3 pgs
Fees:22.00 Taxes:0.00
20110106-0001673

QUITCLAIM DEED

FROM:	)	FROM:
	)	
Michael Laposata and Martha E. Laposata	)	Michael J. Philbin, Trustee
	)	
	)	
TO: Michael J. Philbin, Trustee		TO:
	)	
	)	Martha E. Laposata

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Martha E. Laposata 2110 Westwood Avenue Nashville, TN 372122	SunTrust Mortgage P. O. Box 79041 Baltimore, MD 21279	104-15-345

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 creating a fee simple estate in Martha E. Laposata, we Michael Laposata and Martha E. Laposata, hereby convey, remise, release and quitclaim all of our interest 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 75 feet of Lot No. 68 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said easterly part of Lot No. 68 fronts 75 feet on the northerly side of Westwood Avenue, and runs back between parallel lines, with the westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Laposata and wife, Martha E. Laposata by deed from Richard G. Courtney and wife, Elizabeth S. Courtney of record in Instrument No. 20080123-0007076, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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 Martha E. Laposata, her heirs and assigns, the same property hereinabove described 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 5th day of January, 20 11.

Michael Laposata

Martha E. Laposata

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 Michael J. Philbin, 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 5th day of January, 2011.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Notary Public

Commission Expiration Date

Anthony N. Greco
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 Martha E. Laposata, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2011.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public

7-5-11
Commission Expiration Date

Shanna Philbin
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 Laposata, 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 5th day of January, 2011.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public

7-5-11
Commission Expiration Date

Shanna Philbin
Printed Name of Notary

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 5th day of January, 20 11.



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires:
January 7, 2013
STATE OF TENNESSEE

Notary Public

Commission Expiration Date

Anthony N. Greco
Printed Name of Notary