QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Anaximandro Ramirez, et ux. Enedina Ramirez Unit D-7, Barcelona Condominiums 270 Tampa Drive Nashville, Tennessee 37211	Same	Map 133-16A Parcel 19

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, I, **JAY KALBES, TRUSTEE, with full power to convey without the joinder of any beneficiary**, have this day bargained, sold, released, and quitclaimed and do hereby bargain, sell, release, and quitclaim unto the grantee, **ANAXIMANDRO RAMIREZ, et ux, ENEDINA RAMIREZ,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit D-7 of Barcelona Condominiums created until Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400 at page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of Record in Book 6400, at page 839, Register's Office for Davidson County, Tennessee for a more complete description identification and description of said unit.
>
> BEING part of the same property conveyed to Jay Kalbes, Trustee, by Trustee's deed from James L. Smith, Substitute Trustee, of record in Book 8574, page 485, Register's Office for Davidson County, Tennessee.

This improved property known as Unit D-7 of the Barcelona Condominiums, 270 Tampa Drive, Nashville, Tennessee 37211.

This is a conveyance of all of the estate, right, title, and interest of Jay Kalbes, Trustee, in and to the described property together with any hereditaments and appurtenances thereto appertaining to **ANAXIMANDRO RAMIREZ, et ux, ENEDINA RAMIREZ**, their heirs, and assigns forever but is made subject to (a) property taxes for 1998 and prior years, if any; (b) zoning regulations; and (c) all other matters of public record. This instrument was prepared based upon information furnished by the grantor without independent verification.

IN WITNESS WHEREOF, **JAY KALBES, TRUSTEE** has executed this Quitclaim Deed on this the 15th day of October, 1998.

Jay Kalbes
JAY KALBES, TRUSTEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11468 PG. 709

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this the 15th day of October, 1998, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within-named **JAY KALBES, TRUSTEE**, with whom I am personally acquainted, (or who was proven to me on the basis of satisfactory evidence) who upon oath stated that he executed the foregoing Quitclaim Deed as his free and voluntary act for the uses and purposes contained therein. Sworn to and subscribed before me this 15th day of October, 1998.

Lynda L. Brown
NOTARY PUBLIC

My commission expires: May 26, 2002

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, is $ 1.00.

Jay Kalbes, Trustee
JAY KALBES, TRUSTEE

Sworn to and subscribed before me this the 15th day of October, 1998

Lynda L. Brown
NOTARY PUBLIC

My commission expires: May 26, 2002

3697 05/07 0101 03CHECK 1.00

This Instrument Prepared By: MOSELEY & MOSELEY, Attorneys at Law, P.C.
Suite 300, One Church Street
101 Church Street
Nashville, Tennessee 37201-1609
(615) 254-0140

PICK UP

99 MAY -7 AM 9:40
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0584003