When recorded, return to:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, TN 37167

BOOK 11508 PG. 86

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **JESUSA A. GUINID and RAQUEL M. CHANEY (formerly known as Raquel M. Malenab)** do hereby bargain, sell, release, remise, quitclaim and convey unto **MICHAEL CHANEY and wife RAQUEL M. CHANEY,** all my/our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesusa A. Guinid, unmarried, and Raquel M. Malenab, unmarried, by Warranty Deed from Butler Construction, LLC, dated June 30, 1997, recorded July 7, 1997, Book 10519, page 950, re-recorded in Book 10533, page 863, Register's Office for Davidson County, Tennessee. Raquel M. Malenab has since married and is now known as Raquel M. Chaney.

This conveyance is made subject to any and all encumbrances which may affect said premises.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 24th day of May, 1999.

Jesusa A Guinid
JESUSA A. GUINID

R Malenab fmc
RAQUEL M. CHANEY
Raquel M. Chaney

99 JUN -2 PM 5:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05594786

4327 06/02 0101 03CHECK 10.00

STATE OF Tennessee
COUNTY OF Rutherford

On this 24th day of May, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JESUSA A. GUINID and RAQUEL M. CHANEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Melissa Mc Broom
Notary Public
My Commission Expires: 03-17-2003

MELISSA Mc BROOM
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Michael Chaney
Affiant

Subscribed and sworn to before me this 24th day of May, 1999.

Melissa McBroom
Notary Public
My Commission Expires

NOTARY PUBLIC AT LARGE
MELISSA Mc BROOM
RUTHERFORD COUNTY, TENNESSEE

TAX IDENTIFICATION NO: Map 149-03-0-A Parcel 062.00

NEW OWNER:
Michael Chaney et ux
2624 Oak Forest Drive
Antioch, TN 37013

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Dr, Suite 400
Franklin, TN 37067

SEND TAX BILLS TO: Mortgagee

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, TN 37167