Instr:20000426004144l Page: 1 OF 2
REC'D FOR REC 04/26/2000 3:08:33PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jay Kalbes, Trustee Unit D-7, Barcelona Condominiums 270 Tampa Drive Nashville, Tennessee 37211	Jay Kalbes, Trustee Lake Real Estate, Inc. 921 West Main Street Hendersonville, Tennessee 37075	Map 133-16A Parcel 19

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, we, **Anaximando Ramirez, et ux., Enedina Ramirez,** have this day bargained, sold, released, and quitclaimed and do hereby bargain, sell, release, and quitclaim unto the grantee, **JAY KALBES, TRUSTEE, with full power to sell, convey, mortgage, and transfer without the joinder of any beneficiary**, his heirs, successors, 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 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 Anaximandro Ramirez, et ux., Enedina Ramirez in and to the described property together with any hereditaments and appurtenances thereto appertaining to **JAY KALBES, TRUSTEE,** his heirs, successors, 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 grantee without independent verification.

IN WITNESS WHEREOF, **Anaximandro Ramirez, et ux., Enedina Ramirez** have executed this Quitclaim Deed on this the 15 day of October, 1998.

Anaximandro Ramirez
Anaximandro Ramirez

Enedina Ramirez
Enedina Ramirez

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 **Anaximandro Ramirez and Enedina Ramirez** with whom I am personally acquainted, (or who were proven to me on the basis of satisfactory evidence) who upon oath stated that they executed the foregoing Quitclaim Deed as their free and voluntary act for the uses and purposes contained therein. Sworn to and subscribed before me this 15th day of October, 1998.

Linda L. Gomez
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.

Enedina Ramirez.
Affiant

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

Linda L. Gomez
NOTARY PUBLIC

My commission expires: May 26, 2002

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