This Instrument Prepared By
Return to:

Title Enterprises, LLC
214 Centerview Drive, Ste. 225
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **I, Theresa Valdez** do hereby bargain, sell, release, remise, quitclaim and convey unto, **Theresa B. Smith,** all my rights, title and interest in and to the following described real estate, to-wit:

See attached exhibit "A"

Davidson County DEEDQC
Recvd: 01/07/02 14:36 3pgs
Fees:17.00 Taxes:0.00
20020107-0002289

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 19th day of December, 2001.

Theresa Valdez
Theresa Valdez

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19th day of December, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Theresa Valdez** 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 on their behalf to be his/her/their free act and deed.

M. Lynn Bodden
Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

April G Nichols
Affiant

Subscribed and sworn to before me this 19th day of December, 2001.

M. Lynn Budden
Notary Public

M. LYNN BUDDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

My Commission Expires:

Map:183-05-0-A-54.0000

New Owners:
Theresa B. Smith
1024 Colo Trail
Antioch, TN 37013

Send Tax Bills

America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

2-010879

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 31 on the Plan of October Woods, Phase One, Section Three, as of record in Plat Book 7900, page 909 and amended in Book 9700, pages 229 and 230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Theresa Valdez from Yazdian Construction, Inc. by Warranty Deed dated December 30, 1997 and recorded 12/31/97 in Book 10741, page 886, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9840, page 276; Book 10181, page 986; and Book 9480, page 267; and all matters of record on plat in Plat Book 7900, page 909 and amended in Plat Book 9700, pages 229 and 230, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

T.S.

ETS