Instrument Prepared By:
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 12/10/02 10:13 2pgs
Fees:17.00 Taxes:0.00
20021210-0152011

Address New Owners as Follows:
Miguel Angel Hernandez
Santo Medrano Cruz
2044 Ransom Place
Nashville, Tennessee 37217

Send Tax Bills To:
SAME

Map-Parcel:
135-14-B, Parcel 43

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship, **Miguel Angel Hernandez** does hereby quitclaim and convey his interest unto **K. Thomas Sidwell, Trustee**, his heirs and/or assigns the following described parcel of land in Williamson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Ransom Place, Section One, Phase Two, of record in Plat Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Miguel Angel Hernandez, by Warranty Deed from Michael C. White and wife, Jennifer W. White, of record in Instrument No.20021029-0132178, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 5th day of December, 2002.

Miguel Angel Hernandez

And now, I, the said **K. Thomas Sidwell, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, and forever quitclaim unto **Miguel Angel Hernandez and Santo Medrano Cruz**, together as tenants in common, with the right of survivorship, the same property hereinabove described and set forth, 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 5th day of December, 2002.

K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miguel Angel Hernandez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of December, 2002.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2002.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Miguel Angel Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2002.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005