19A
MDS

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-0002

QUITCLAIM DEED
TO CREATE TENANCY IN COMMON

:Address New Owner(s) :As Follows:	: Send Tax : Bills To:	: Map Parcel : Numbers	:
:Anthony S. Fernandez :Jacy L. Fernandez :3509 Woodmont Lane :Nashville, TN 37215	: : Same : :	: : Parcel ID : # 11608001000 :	: : : :

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, ANTHONY S. FERNANDEZ and JACY L. FERNANDEZ, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy-in-common does hereby quitclaim and convey unto ANTHONY S. FERNANDEZ and JACY L. FERNANDEZ, as equal tenants-in-common, their heirs and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This is improved property known as 3509 Woodmont Lane, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 18 day of February, 2003.

ANTHONY S. FERNANDEZ

JACY L. FERNANDEZ

MICHAEL D. SONTAG

Davidson County DEEDQC
Recvd: 03/03/03 16:01 3pgs
Fees:17.00 Taxes:0.00
20030303-0027819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid ANTHONY S. FERNANDEZ and JACY L. FERNANDEZ, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of Feb., 2003.

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO, TENNESSEE

Lori D. Cox
Notary Public

My Commission Expires:
7/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of Feb., 2003.

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO, TENNESSEE

Lori D. Cox
Notary Public

My Commission Expires:
9/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 18 day of Feb., 2003.

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO, TENNESSEE

Lori D. Cox
Notary Public

My Commission Expires:
7/26/03

EXHIBIT A

LAND in Davidson County, Tennessee, being the north 21.5 feet of Lot No. 6 and the south 59.5 feet of Lot No. 5 of Block "B" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front together 81 feet on the westerly side of Woodmont Lane and run back between lines, 193 feet, more or less, on the northerly line and 196 feet, more or less, on the southerly line to a dead line in the rear, on which they measure 81 feet.

BEING the same property conveyed to Anthony S. Fernandez and spouse, Jacy L. Fernandez, by deed from Angela R. Magill, unmarried, of record in Book 10323, page 960, Register's Office for Davidson County, Tennessee.