This Instrument Prepared By and Returned To:
Accurate Title & Escrow, Inc.
175 East Main Street, Ste B
Hendersonville, Tn 37075

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Rigoberto N. Menjivar and 2033 Franklin Limestone Ct. Nashville TN 37217	same	135-9-32.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we/I **Rigoberto N. Menjivar, Jr** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Rigoberto N. Menjivar and Marina Menjivar** , their heirs and assigns, in and to the following tract of land in **Davidson** County, Tennessee, described as follows, to-wit:

See Attached "Exhibit A"

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 2033 Franklin Limestone Ct. Nashville TN 37217

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of January, 2003.

Rigoberto Menjivar, Jr.

Davidson County DEEDQC
Recvd: 03/07/03 14:02 3pgs
Fees:17.00 Taxes:0.00
20030307-0030514

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rigoberto Nenjivar Jr**, with whom I am personally acquainted and who acknowledged that she executed the within instrument , as her free act and deed .

Witness my hand and official seal this the 10 day of January ,2003.

Suzanne Wakefield
NOTARY PUBLIC

SUZANNE WAKEFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 10-25-03

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is **NONE**.

Rigoberto Nenjivar Jr
(Affiant)

Subscribed and sworn to before me, this 10 , day of January ,2003.

Suzanne Wakefield
NOTARY PUBLIC

SUZANNE WAKEFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 10-25-03

File Number: **ti-02-927**

FULL LEGAL

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Una Manor, Section I, of record in Book 2854, page 83, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rigoberto Menjivar and Marina Menjivar and Rigoberto Menjivar, Jr by deed from Raymond M Tucker and Lisa P Tucker dated 8/3/99 and filed in Book 11610, page 721, said Register's Office.