This Instrument Prepared By:
Joe G. Bagwell, Attorney
Talon Title Service, LLC
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
(865) 769-8824 - Telephone
(865) 690-0274 - Fax

Return to:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

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/WE **Arnold Ventura**, hereby bargain, sell, release, remise, quitclaim and convey unto **Virginia M. Ventura,** all my/our right, title and interest in and to the following described real estate, to-wit:

See Exhibit A for Legal Description

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 11 day of August, 2003.

Arnold Ventura
Arnold Ventura

Davidson County DEEDQC
Recvd: 08/14/03 11:52 2pgs
Fees:12.00 Taxes:0.00
20030814-0116953

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Arnold Ventura,** to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

GRANT B. STOCKTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires Sept. 25, 2004

Witnessed my hand and official seal this 11 day of August, 2003.

Grant B. Stockton
Notary Public

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

GRANT B. STOCKTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires Sept. 25, 2004

Sworn to and subscribed before me this 11 day of August, 2003.

Grant B. Stockton
Notary Public

My Commission Expires: _____

Tax Map and Parcel Number: **142-13-0-B-158.00**

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Virginia Ventura
7925 Harpeth View Drive
Nashville, TN 37221

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 158 on the Final Plat of Riverside, Phase 3 as of record in Instrument No. 2001208-0121080, and revised in Instrument No. 20010404-0032691 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Virginia M. Ventura and husband, Arnold Ventura by Warranty Deed from Rochford Realty and Construction Co., Inc. dated July 1, 2003 and recorded July 2, 2003 as Instrument No. 20030702-0091521, Register's Office for Davidson County, Tennessee.