Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 11/03/03 08:21 2pgs
Fees:12.00 Taxes:0.00
20031103-0160459

Address New Owners as Follows:
Ramon Calderon-Bernal
Adriana Becerra-Hernandez
4730 Debra Drive
Antioch, Tennessee 37013

Send Tax Bills To:
New Owner

Map-Parcel:
Map 149-13, Parcel 59

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 by the entirety, **Ramon Calderon-Bernal,** Grantor, does hereby quitclaim and convey his interest unto **Russell J. McCann, Trustee,** Grantee, his heirs and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Debra Heights, Section Three, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramon Calderon-Bernal, by Warranty Deed from Virgil E. Hyde and wife, Betty Jo Hyde, of record in Instrument No. 20030513-0064057, 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.

This Quitclaim Deed was prepared based solely upon the representations of the parties and without the benefit of a title search.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 22 day of October, 2003.

Ramon Calderon Bernal
Ramon Calderon-Bernal

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, and forever quitclaim unto **Ramon Calderon-Bernal, and wife, Adriana Becerra-Hernandez**, 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 22 day of October, 2003.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramon Calderon-Bernal, 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 22 day of October, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, 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 22 day of October, 2003.

Notary Public

My Commission Expires: _____

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.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2003.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005