This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 12/05/03 13:30 2pgs
Fees:12.00 Taxes:0.00
20031205-0175193

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO; MAP & PAR. #

Julio Esquivel
4820 Gillespie Drive
Antioch, TN 37013

SAME

148-14-0-226.00

KNOW ALL MEN BY THESE PRESENTS:

That Karina Esquivel, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed _____, in the _____ Circuit Court for Davidson County, Tennessee, Docket No. _____
between
JULIO SERGIO ESQUIVEL, Plaintiff
vs.
KARINA ESQUIVEL, Defendant
does hereby demise, release and forever quitclaim unto the said Julio Esquivel, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 72 A, Zone Lot Division, Lots No. 72 and 73, Haywood Forest, Section Three, of record in Plat Book 5800, Page 167, amending Plat Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julio Esquivel, by Deed from William N. Dent, unmarried, of record in Instrument 20020326-0036258, Register's Office for Davidson County, Tennessee.

The said Julio Esquivel hereby assumes, agrees to pay and agrees to hold Karina Esquivel harmless from one Deed of Trust Note in favor Volunteer Trust Mortgage Corporation, said note bearing an original unpaid principal balance of 44,644.00. Note is evidenced by a Deed of Trust Instrument No. 20020326-0036259, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Chase Manhattan, to whom payment shall now be made by Julio Esquivel.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as: 4820 Gillespie Drive, Antioch, TN 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of December, 2003.

Karina E. Esquivel
KARINA ESQUIVEL

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KARINA ESQUIVEL, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 5th day of December, 2003.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission expires:
_____.
My Commission Expires May 30, 2004

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Julio S. Esquivel.
JULIO ESQUIVEL
AFFIANT

Sworn to and subscribed before me
this 5th day of December, 2003.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission Expires:
_____.
My Commission Expires May 30, 2004

This instrument prepared from information provided by parties.