QUITCLAIM DEED

BOX #14A
G#16665-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER
IS $ N-O-N-E

Jose S Ruiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30TH DAY OF DECEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidel Ruiz (NAME)	"New Owner" (NAME)	MAP 133-01-0
510 Elgin Street (ADDRESS)	(ADDRESS)	PARCEL 204.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #06DA-37693]

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jose S. Ruiz, married, and Fidel Ruiz, as Trustee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO Fidel Ruiz, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot Nos. 425, 426, and 427 on the Plan of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

SAID part of said Lots front 50 feet on the North side of Elgin Street and runs back between parallel lines along the westerly margin of Short Street, 150 feet to the South margin of High Street.

BEING the same property conveyed to Fidel Ruiz and Jose S. Ruiz, both unmarried, by Warranty Deed dated July 3, 1995, from Manuel Alvelo, unmarried, of record in Book 9726, Page 799, Register's Office for Davidson County, Tennessee. Quitclaim Deed dated June 10, 1996, from Jose Ruiz to Fidel Ruiz of record in Book 10081, Page 851, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS Quitclaim Deed has been executed and delivered to confirm and complete the conveyance evidenced by a Quitclaim Deed of record in Book 10081, Page 851, Register's Office for Davidson County, Tennessee, and further to confirm that Fidel Fuiz, as Trustee, claims no interest in the property.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF JOSE S. RUIZ OR HIS SPOUSE.

unimproved (X)
This is improved ( ) property, known as 510 Elgin Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand S this 30th day of December, 2003

Jose S Ruiz
Jose S. Ruiz

Fidel Ruiz
Fidel Ruiz, Trustee

Davidson County DEEDQC
Recvd: 12/31/03 08:45 2pgs
Fees:12.00 Taxes:0.00

20031231-0184249

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 Jose S. Ruiz, married, and Fidel Ruiz, as Trustee, unmarried

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 30th day of December, 2003

Commission expires December 12, 2004

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

KATHY HANG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public