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

Davidson County DEEDQC
Recvd: 01/12/04 11:47 2pgs
Fees:17.00 Taxes:0.00
20040112-0004538

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Address New Owners as Follows:
Jose Sanchez
Juan Carlos Sanchez
Jaqueline B. Batres Gomez
1276 School Lane
Nashville, Tennessee 37217

Send Tax Bills To:
SAME

Map-Parcel:
120-10, Parcel 58

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 in common, **Jose Sanchez** does hereby quitclaim and convey his interest unto **Russell J. McCann, Trustee**, his heirs and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Seven Oaks, Section No. 4, of record in Plat Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose Sanchez, by Warranty Deed from Peggy D. DePriest and Jerry W. DePriest, of record in Instrument No.20031204-0174674, 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, makes this conveyance to Grantee.

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

Jose Sanchez

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 **Jose Sanchez, unmarried, and Carlos Sanchez and wife, Jaqueline B. Batres Gomez**, together as tenants in common, 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.

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

Russell J. McCann, Trustee

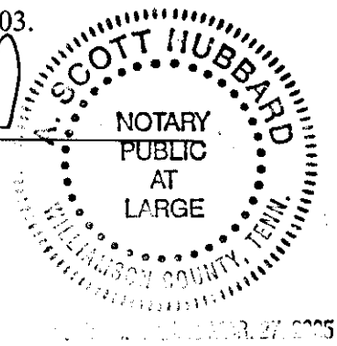
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose Sanchez, 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 29 day of December, 2003.

Notary Public

My Commission Expires: _____



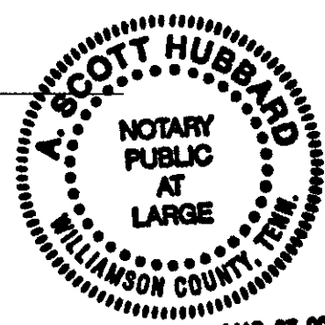
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 29 day of December, 2003.

Notary Public

My Commission Expires: _____



My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

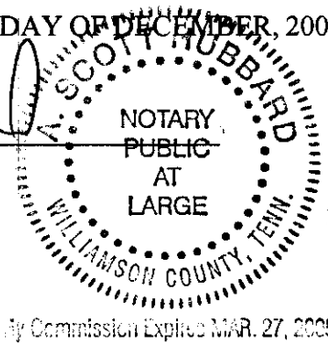
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2002.

Notary Public

My Commission Expires:_____



My Commission Expires MAR. 27, 2005