PREPARED BY:
HICKORY HOLLOW TITLE, LLC.
301 S. Perimeter Park Drive, Suite 114
Nashville , TN 37211

Davidson County DEEDQC
Recvd: 03/05/04 14:04 2pgs
Fees:12.00 Taxes:0.00
20040305-0025595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ADDRESS OF NEW OWNER:
308 April Lane
Nashville, TN 37211

The actual consideration is $0.00.

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 27th day of February, 2004

NOTARY PUBLIC
My Commission Expires: 3-31-07

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Enrique Verastegui-Garcia and Juan Francisco Perez (hereinafter referred to as "Grantor") does convey all of his undivided right, title and interest to the hereinafter described property to Enrique Verastegui-Garcia and wife, Ana Laura Verastegui (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, Being Lot No. 3, on the plan of April Lane Subdivision, of record in Plat Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Enrique Verastegui-Garcia and Juan Francisco Perez as tenants in common, by Warranty Deed from Frank D. Nguyen and Michael Nguyen and Rachel Nguyen, unmarried & husband and wife, respectfully, of record in Book 9640, Page 800, Register's Office for Davidson County, Tennessee, dated April 3, 1995.

Having a street address of 308 April Lane, Nashville, TN 37211.

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.

IN WITNESS WHEREOF, this document was executed this 27th day of February, 2004.

GRANTORS:

Enrique Verastegui-Garcia

Juan Francisco Perez
Juan Francisco Perez

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 Enrique Verastegui-Garcia and Juan Francisco Perez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence

Witness my hand, at office, this 27th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: ~~FEB 27 2004~~ 12/15/07

HOLLY M. PHILLIPS
NOTARY
PUBLIC
AT
LARGE
RUTHERFORD COUNTY, TN