Return to:
Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

(3)

Davidson County DEEDQC
Recvd: 04/23/04 14:21 2pgs
Fees:12.00 Taxes:0.00
20040423-0046542

PREPARED BY:
Hickory Hollow Title
301 S. Perimeter Park Dr. Ste. 114
Nashville, TN. 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2004

NOTARY PUBLIC
My Commission Expires: 12/15/07

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

ADDRESS OF NEW OWNER:
Maria Alicia Ruiz and Felipe Ochoa
5502 Tennessee Ave.
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Owner

Map/Parcel: 149-11-0-A-005.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Maria Alicia Ruiz, unmarried (hereinafter referred to as "Grantor") does convey all of his undivided right, title and interest to the hereinafter described property to Maria Alicia Ruiz, unmarried and Felipe Ochoa, unmarried (hereinafter referred to as "Grantees"). Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot #1405 and 1407 of Block 12, on the Plan of Number 2, West Nashville, of record in Plat Book 57, Page 172, said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Said Lot #1405 & 1407, fronts together 50 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.
>
> Having a street address of 5502 Tennessee Ave. Nashville, Tennessee 37209.

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 31st day of March, 2004.

GRANTOR:

Maria Alicia Ruiz
Maria Alicia Ruiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Alicia Ruiz, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 31st day of March, 2004.

NOTARY PUBLIC

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

My Commission Expires: 12/15/07