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

Davidson County DEEDQC
Recvd: 06/07/04 12:04 2 pgs
Fees:12.00 Taxes:0.00
20040607-0066861

PREPARED BY:
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 4 day of June, 2004.

NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 27, 2005

ADDRESS OF NEW OWNER:
Indiana Saenz
5008 Crosby Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

Map: 148-13, Parcel 115

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Armando Martinez,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Indiana Saenz**, Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Fairlane Park, of record in Plat Book 2331, page 108, 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 Armando Martinez by Warranty Deed from David W. McMahon and wife, Melissa C. McMahon, of record in Book 11694, page 271, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is X improved _____ unimproved property known as 5008 Crosby Lane, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4 day of June, 2004.

Armando Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Armando Martinez**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of June, 2004.

Notary Public

My Commission Expires Sept. 30, 2006

My Commission Expires:_____