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941928

Davidson County DEEDQC
Recvd: 07/13/04 08:30 3pgs
Fees:17.00 Taxes:0.00
20040713-0082956

This Instrument Prepared By:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

TAXID: 133.16-64

Jenna Cothran as agent for William E. Curphey & Associates

CORRECTIVE QUIT CLAIM DEED

(This deed is being executed to correct a scrivener's error on the first name of a vested party.)

New Owner/ Property Being Conveyed

JUAN VILLEGAS &
ELVIRA VILLEGAS
313 Tampa Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

Map & Parcel:
133.16-64

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, We, SAN JUAN VILLEGAS a/k/a JUAN VILLEGAS and wife, ELVIRA VILLEGAS, Grantors, and JUAN VILLEGAS and wife, ELVIRA VILLEGAS, Grantees, Grantors hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT NO. 17 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3, OF RECORD IN BOOK 2900, PAGES 149 AND 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM FRANK B. HOOPER, JR. AND WIFE, PENELOPE A. HOOPER TO SAN JUAN VILLEGAS AND WIFE, ELVIRA VILLEGAS, AS DESCRIBED IN BOOK 9460 PAGE 606, RECORDED 09/09/1994 IN DAVIDSON COUNTY RECORDS.

Property Address: 313 Tampa Drive, Nashiville, TN 37211

Witness my hand this the 25th day of June, 2004.

Juan Villegas a/k/a San Juan Villegas

JUAN VILLEGAS a/k/a
SAN JUAN VILLEGAS

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JUAN VILLEGAS a/k/a SAN JUAN VILLEGAS, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2004.

Mary Frances Rudy

Notary Public
My Commission expires: 7-27-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand this the 25th day of June, 2004.

Elvira Villegas

ELVIRA VILLEGAS

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ELVIRA VILLEGAS, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2004.

Mary Frances Rudy

Notary Public
My Commission expires: 7-27-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $ 0 .

Oswaldo Soto
Affiant's Name

Subscribed and sworn to before me this the 25th day of June, 2004.

Mary Frances Rudy
Notary
My Commission expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.