Davidson County DEEDQC
Recvd: 12/06/04 13:37 2pgs
Fees:12.00 Taxes:0.00
20041206-0144942

THIS INSTRUMENT PREPARED BY & WHEN RECORDED RETURN TO:
The Home Closing Company, Inc.
214 Centerview Drive, Suite 225
Brentwood, Tennessee 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sara Perez	Guaranty Residential Lending	Map No. 83
1302 Fatherland Street	P.O. Box 78833	Group 13
Nashville, Tennessee 37206	Phoenix, AZ. 85062-8833	Parcel 112

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Stephen Daniel Poland, an unmarried man, and Sara Beatriz Poland Perez, an unmarried woman,** hereinafter called the Grantor's, have bargained and sold, and by these presents do hereby transfer and quitclaim unto **Sara Perez, an unmarried woman,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, Being described as follows; Being the North 118.1 feet of the East 48 feet on Lot No. 108 on the plan of East Edgefield, of Record Book 21, page 147, Register's Office for Davidson County, Tennessee, said part of lot fronts 46 feet on the south side of Fatherland Street and runs back between parallel lines 118.1 feet to a dead line.

Being all of the same property conveyed to Stephen Daniel Poland and wife, Sara Beatriz Poland, by Warranty Deed from Melba Ann Holt, unmarried, dated May 21, 1999, recorded May 27, 1999, in Record Book 11496, page 200, Register's Office for Davidson County, Tennessee.

**Sara Perez is formerly known as Sara Beatriz Poland.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1302 Fatherland Street, Nashville, Tennessee 37206

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of November, 2004.

Stephen Daniel Poland

Sara Beatriz Poland Perez

STATE OF TENNESSEE COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2004.

Notary Public

My commission expires: June 18, 2005
(Affix Seal)

RUTHERFORD COUNTY, TENNESSEE
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Daniel Poland and Sara Beatriz Poland Perez, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of November, 2004.

Notary Public

My commission expires: June 18, 2005

