THIS INSTRUMENT PREPARED
BY & Return To:
H. Fred Ford & Associates
FORD & ASSOCIATES
7000 Executive Center Drive
Waverly Building, Suite 104
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 12/20/04 14:47 2pgs
Fees:12.00 Taxes:0.00
20041220-0151171

QUITCLAIM DEED

Address of Owner:
Margarita CORONA
906 A Douglas Ave.
Nashville, Tennessee 37206
****

This Quitclaim Deed, made this14th day of September, 2004, by and between Daniel CARACHURE, an individual with an address of 906 A Douglas Avenue, Nashville, TN, (hereinafter referred to as "Grantor"), party of the first part, and Margarita CORONA, an individual with an address of 906 A Douglas Avenue, Nashville, TN, (hereinafter referred to as "Grantee"), Davidson County, the party of the second part:

Witnesseth, that for good consideration and the sum of $10.00 (ten) dollars, the receipt whereof is hereby acknowledged, the grantor does hereby remise, remit and quitclaim to the grantee, her heirs and assigns, forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto, the parcel of land lying and being in Davidson County, State of Tennessee, the Grantee will be responsible for all property taxes, as ordered in the final decree of divorce and described as follows, to wit:

Being all of Lot No. 1 and the easterly 13 feet of Lot No. 2, Block A, Revised Subdivision of Part of the L.M. Ezell 12.11 acre tract, of record in Book 1130, Page 5, Register's Office of Davidson County, by Warranty Deed of record in Book 11079, page659, Register's Office of Davidson County, Tennessee.

Map 72-13 Parcel 313.

Subject to any and all matters as shown on plat of record in Book 1130, page 5; of the Register's Office of Davidson County, Tennessee. The last recorded Substitute Trustee's Deed was filed of record as Instrument No. _____the Register's Office of Davidson County, TN.

The actual consideration or true value, whichever is greater for this transfer is $10.00.

DERIVATION CLAUSE

This instrument constituting the source of the Borrower's Interest in the foregoing described property was a Warranty Deed recorded at Book 11079 Page 659, in the Register's Office of DAVIDSON County, Tennessee.

This conveyance is subject to all restrictions and easements of record. This is improved property known as906 A Douglas Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF,

~~To Have and to Hold~~ the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND ON THIS _____ DAY OF 11-26- **, 2004.**

Daniel CARACHURE.

Daniel CARACHURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Daniel CARACHURE, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that He is the Grantor.

WITNESS MY HAND, IN THE _____ COUNTY OF _____, ON THIS_____ DAY OF_____ 2004.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

NOVIEMBRE 26 DEL AÑO 04.
MORELIA MICHOACAN MEXICO.

Mail Tax Notices To Property Owner
Margarita Corona
906A Douglas Avenue
Nashville TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED