This document prepared by (and after recording return to):

Name: Marilyn Mieknoin
Firm/Company: Liberty Title Co. LLC
Address: 1701 Barrett Lakes Blvd.
Address 2: Suite 180
City, State, Zip: Kennesaw, Ga. 30144
Phone: 678-797-0224

Davidson County DEEDQC
Recvd: 12/21/04 08:55 4pgs
Fees:22.00 Taxes:0.00

20041221-0151377

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOAQUIN ZARAGOZA, sole ownership** hereinafter referred to as "Grantors", do hereby demise, release and forever quitclaim unto **JOAQUIN ZARAGOZA** and **DEYLIN ROXANA VALDEZ**, joint tenants, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all coal, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The source of title in Grantor(s) is by WARRANTY deed recorded in the office of the Register of Deeds INSTRUMENT NO. 20020904-0106444, TAX ID Number 162-3-420, of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JZ
DRV

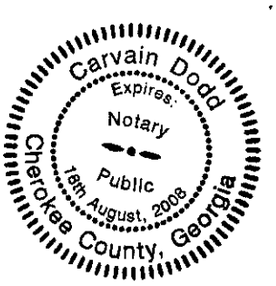
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of love and affection this transfer is $ 0

Lacy Patton

Affiant

Subscribed and sworn to before me this the 8 day of December 20 04

Carvain Dodd



Joaquin Zaragoza
Grantor
JOAQUIN ZARAGOZA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of April, 20 04, before me personally appeared Joaquin Zaragoza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

James H Woody
Notary Public

Witness,
Cam Redd

Printed Name: James H Woody

Commission Expires:
9/22/07

JAMES H. WOODY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

Grantor(s) Name, Address, phone:
JOAQUIN ZARAGOZA
277 BART DRIVE
ANTIOCH. TN. 37013

Grantee(s) Name, Address, phone:
JOAQUIN ZARAGOZA
DEYLIN ROXANA VALDEZ
277 BART DRIVE
ANTIOCH, TN 37013

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A
LEGAL DESCRIPTION

Attached to file: 96-00608838

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Colewood Hills, Section II, of record in Plat Book 5210, Page 276, Register s Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE PROPERTY CONVEYED IN General Warranty Deed from Luther B. Whitelow, unmarried, to Joaquin Zaragoza, dated 08/28/2002, recorded 09/04/2002, in Instrument No. 20020904-0106444 in the Register's Office for Davidson County, Tennessee.

TAX NO 162-3-420