THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Euralia Seda, et ux
925 Chickasaw Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owners

Map & Parcel Nos.:
72-9-28

Davidson County DEEDQC
Recvd: 02/08/05 08:47 2 pgs
Fees:12.00 Taxes:0.00

20050208-0014450

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Euralia Seda** ("Grantor") does hereby quitclaim and convey unto **Euralia Seda and Miguel A. Seda, wife and husband** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Victory Heights, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 30 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead end.

Being the same property conveyed to Euralia Seda, married, by Warranty Deed from Robert S. Massie of record in Instrument No. 200311240170595, dated 10/31/03, recorded 11/24/03, said Register's Office.

This is property known as **925 Chickasaw Avenue, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of **January, 2005**.

Euralia Seda
EURALIA SEDA

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

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, **Euralia Seda**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of **January, 2005**.

NOTARY PUBLIC

My Commission Expires:
March 26, 2005

PRISCILLA EATON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE)

COUNTY OF _____)

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me, this _____ day of **January, 2005**.

NOTARY PUBLIC

My Commission Expires: