Prepared by:

FROM: BAY FINANCIAL SAVINGS BANK

Davidson County DEEDQC
Recvd: 02/18/05 14:07 1 pg
Fees:13.00 Taxes:347.80

20050218-0018641

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

TO: TIFFANY VINSANG

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Tiffany Vinsang	Owner	162-13-254
927 Ilawood Dr.		
Nashville, TN 37211		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211

Prepared from information furnished by the parties

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 94,000.00

Affiant

Subscribed and sworn to before me this the 11 day of February 2005

Notary Public
Commission Expires: 7-29-06

BAY FINANCIAL SAVINGS BANK, F.S.B. (**GRANTOR**) does here **REMISE, RELEASE and QUIT CLAIM** to **TIFFANY VINSANG,** unmarried, (**GRANTEE**) her Heirs and Assigns, the following **Real Estate** located in Davidson County, Tennessee described as follows: To-Wit:

Lot No. 60B, Zone Lot Division, Lots 60-61, of Dreamland Estates Southeast Section 2, of record in Plat Book 6900 Page 50, Amending Plat Book 5200, Page 648, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description to subject lot.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities. This conveyance is subject to any unpaid taxes. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to restrictive covenants of record in Book 6426, page 636; book 6437, page 304; book 6467, page 165 and plat book 6900, page 50 of Register's Office for said County.

Being the same property conveyed to BAY FINANCIAL SAVINGS BANK, by deed of record in Instrument No. 20040622-0073415, said Register's Office.

Unimproved ( )
This is improved property (X) known as: **927 Ilawood Drive, Nashville, Tennessee, 37211**

and all the **Estate, Right, Title and Interest** of the said Grantor to said premises;
To Have and To Hold the same, with all the privileges and appurtenances thereto belonging, to said Grantee, her heirs and assigns forever.

In Witness Whereof, the said Grantors have hereunto set their hands; this the **2nd** day of **FEBRUARY**, 2005.

WITNESS:

MARIA RAMIREZ

MILDRED RAMOS

BAY FINANCIAL SAVINGS BANK, F.S.B.

BY: RONALD A. YOUNG, PRESIDENT

STATE OF **FLORIDA**
COUNTY OF **HILLSBOROUGH**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald A. Young, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bay Financial Savings Bank, F.S.B. and that he, as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

CYNTHIA J. HAAS
Notary Public - State of Florida
My Commission Expires Apr 10, 2008
Commission # DD292255
Bonded by National Notary Assn.

Commission Expires:

Notary Public, CYNTHIA J. HAAS

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212