McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 03/09/05 09:17 2 pgs
Fees:17.00 Taxes:0.00
20050309-0026009

Address New Owners as Follows:
Felix Gonzalez
Santos Benites
3611 Sabre Drive
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map-Parcel:
Map 133-09
Parcel 108

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add Santos Benites to the title and to establish a right of survivorship, **Felix Benites,** Grantor, does hereby quitclaim and convey his interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Patterson Gardens, of record in Plat Book 2083, page 114, Register's Office for Davidson County, Tennessee. Said lot 21, fronts 60 feet on the westerly side of Sabre Drive, and runs back between lines to a dead line, measuring 60 feet thereon, the northerly line being 167.89 feet, the southerly being 167.74 feet.
>
> Being the same property conveyed to Felix Gonzalez, by Warranty Deed from Radene C. Frazier, unmarried, of record in Instrument No. 20041203-0144017, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 26 day of February, 2005.

Felix Gonzalez

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Felix Gonzalez and Santos Benites, as tenants in common with the right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 28th day of February, 2005.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Felix Gonzalez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2005.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2005.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2005.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005