PREPARED BY:
SETTLEMENT SERVICES OF TENNESSEE, LLC
121 First Avenue South
Suite 210
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 05/04/05 14:47 2 pgs
Fees:17.00 Taxes:0.00
20050504-0050089

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Linda Allen
AFFIANT

Subscribed and sworn to before me this 27th day of April, 2005.

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Carolyn Gleaves
NOTARY PUBLIC
My Commission Expires: 8-16-08

My Commission Expires 08-16-08

ADDRESS OF NEW OWNER:
Pedro J. Arrieta and Eliana Guerra
1601 Timber Run
Nashville, TN 37214

SEND TAX BILLS TO:
Same

Map: 108-16-A-16.00

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, Pedro J. Arrieta, owner of the property below, does hereby quitclaim and convey his interest unto H. Anthony Duncan, Trustee, his successors and assigns the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 16 on the Plan of Timer Ridge of record as Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The same property conveyed to Pedro J. Arrieta by Warranty Deed from NVR, Inc., T/A Fox Ridge Homes, recorded in Instrument No. 20050504-0050087, Register's Office for Davidson County, Tennessee.

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

And Now, I, the said H. Anthony Duncan Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto Pedro J. Arrieta, unmarried and Eliana Guerra, unmarried as joints tenants with rights of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, this document was executed this 27th day of April, 2005.

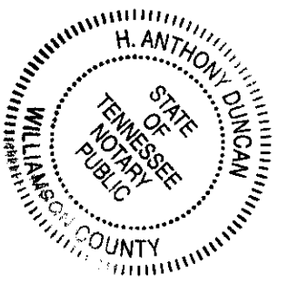
Pedro J. Arrieta

H. Anthony Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this 27th day of April, 2005.



Notary Public

My commission expires: 1/4/08

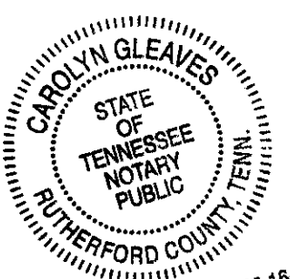
STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this 27th day of April, 2005.

Carolyn Gleaves
Notary Public

My Commission Expires: 8-16-08



My Commission Expires 08-16-08