40-A

Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050504-0050197

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Julia O. Serrano Transito Menjivar 532 Spann Court Antioch, TN 37013	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map 148-03-0 Parcel 144.00

KNOW ALL MEN BY THESE PRESENTS that Julia O. Serrano, unmarried, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the express purpose of creating a joint tenancy with the right of survivorship with Transito Menjivar, does hereby convey, remise, release and forever quitclaim unto Julia O. Serrano and Transito Menjivar, as joint tenants with the right of survivorship, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1036, Cherokee Hills, Section 10, of record in Plat Book 4660, page 27, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lenin A. Serrano, unmarried, by deed of record in Book 10245, Page 269, Register's Office for Davidson County, Tennessee. The said Lenin A. Serrano having since died. The will of Lenin A. Serrano filed with the Davidson County Probate Court Clerk's Office in Probate Docket #99P - 1739 and Will Book 235, Page 339, further recorded in Instrument No. 20030815-0117843, Register's Office for Davidson County, Tennessee, devised the subject property to Julia Orbelina Serrano. The said Julia O. Serrano and Julia Orbelina Serrano are one and the same person.

This is improved property known as 532 Spann Court, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of May, 2005.

Julia O. Serrano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julia O. Serrano, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of May, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009