QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/13/2005.

Notary Public

MY COMMISSION EXPIRES:

DENISE T. TIGNOR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — (AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Guardado and wife, Rosa Guardado	SAME	133-069.00
(NAME)	(NAME)	
505 Paragon Mills Road	SAME	
Nashville, TN 37211	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDQC
Recvd: 05/11/05 12:33 2 pgs
Fees:12.00 Taxes:0.00

20050511-0053193

Ernesto A. Contreras, unmarried, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Jorge Guardado and wife, Rosa Guardado,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 16, 1958, as follows:

Beginning in the center of Paragon Mills Road at a railroad spike at the most northerly corner of the property conveyed to Maynard T. Kelley and wife, by deed from William Travis of record in Book 2604, page 357, Register's Office for Davidson County, Tennessee; thence with the center of said road N 50 degrees 05' E, 185 feet to a railroad spike; thence S 54 degrees E, 487 feet to an iron pin; thence S 1 degree 20' W, 19 feet to a post and iron pin; thence S 70 degrees 30 ' W, 86 feet; thence S 48 degrees 30' W, 92 feet to a corner of said Kelley property; thence with northeasterly line of said Kelley property, N 55 degrees W, 487 feet to the beginning.

INCLUDED in the aforesaid but specifically excluded is the following property which was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7550, page 778, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the existing southeasterly right-of-way of Paragon Mills Road and on the northeasterly property line of Jack C. Phelps and wife, as recorded in Book 3499, page 389, R.C.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence North 54 degrees 22' 41" East along the existing right-of-way of Paragon Mills Road 184.48 feet to a point on the southwesterly property line of Joanne R. Gaskill as recorded in Deed Book 6136, page 122, R.O.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence South 51 degrees 10' 16" East 8.82 feet along the Joanne R. Gaskill property to a point on a proposed right-of-way widening of Paragon Mills Road, said point being 25.00 feet right of the center line of Paragon Mills Road; thence South 54 degrees 22' 41" West along a proposed right-of-way widening of Paragon Mills Road 184.32 feet to a point on the Jack C. Phelps and wife, property, said point being 25.00 feet right of the center line of Paragon Mills Road; thence North 52 degrees 10' 16" West 8.87 feet along the Jack C. Phelps and wife, property to a point on the existing right-of-way of Paragon Mills Road at the point of beginning.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Being the same property conveyed to Jorge Guardado and wife Rosa Guardado and Ernesto A. Contreras, unmarried, by Deed from Maria Flores and husband Magdaleno Flores, dated 03/09/04, of record in Instrument No. 20040316-0029877, Register's Office for Davidson County, TN.

Unimproved
This is improved ☒ property, known as 505 Paragon Mills Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands 4/13/05.

Ernesto A. Contreras

New York

STATE OF ~~TENNESSEE~~

COUNTY OF Nassau

Personally appeared before me, Myriam Grohs (notary public), Ernesto A Contreras the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: 2007

Myriam Grohs
, Notary Public

Myriam Grohs

MYRIAM GROHS
Notary Public, State of New York
No. 01GR6093404
Qualified in Nassau County
Commission Expires June 2, 20 07