Prepared and Return to:
Amy Cross Nance
1600 Westgate Circle Suite 125
Brentwood, Tennessee
615-661-4033

Davidson County	DEEDQC	
Recvd: 07/13/05 10:55		1 pgs
Fees:12.00 Taxes:0.00		
20050713-0081078		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Oscar Dubon Guardado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2005.

Notary Public
My Commission Expires:

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Oscar Dubon Guardado Marcelo Lemus 1520 Bell Trace Dr. Antioch, TN 37013	Long Beach Mortgage Co. 320 Interstate N. Pkwy. Suite 500 Atlanta, GA 30339	162-16-E-13.00 CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Oscar Dubon Guardado has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Oscar Dubon Guardado and Marcelo Lemus, each a fifty percent (50%) undivided interest as tenants in common, their heirs and assigns , his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 33 on the Plan of Bell Crest Section One of record in Book 7900 Page 753 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oscar Dubon Guardado by deed from Ghiath Yahya and wife Zaetur Abdul Hamid of recordin Instrument No. 20050707-0078492 Register's Office for Davidson County, Tennessee and dated July 7, 2005.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Bell Crest Section One of record in Book 7900 Page 753, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9408 page 320 and amended in Book 9613 Page 20 and Book 9892 page 927 in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Bell Crest Homeowners Association of record in Book 9408 page 334 5) Charter for Bell Crest Homeowners Association of record in Book 9421 page 454

The property is known as 1520 Bell Trace Drive, Antioch, Tennessee 37013-0000

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

WITNESS my hand this 12 day of July, 2005.

Oscar Dubon Guardado
Oscar Dubon Guardado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Oscar Dubon Guardado 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 12 day of July, 2005.

Notary Public
My Commission expires: 4/2/10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County