QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF Aug, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00371 CHATTES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ernest Vidales Chaires and Virginia Maria Joan Chaires, Co-Trustees of The Chaires Family Trust	C&G Financial Services, Inc.	MAP:83-12
804 Potter Lane	1425 W. Foothill Blvd., Suite 120	Parcel:121
Nashville, TN 37206	Upland, CA 91786	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERNEST CHAIRES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CHAIRES FAMILY TRUST, DATED JULY 20, 2004

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 804 Potter Lane, Nashville, TN 37206

Witness our hand on this 3RD day of Aug, 2005

Ernest Chaires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Ernest Chaires and the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Ernest Vidales Chaires executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 3RD day of August, 2005

Notary Public

My Commission Expires:

Davidson County DEEDQC
Recvd: 08/04/05 14:43 2 pgs
Fees:12.00 Taxes:0.00
20050804-0091950

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 153, on the Plan of Rosewood Heights, Section V, as shown on plat of record in Plat Book 2331, page 39, in the Register's Office for Davidson County, Tennessee. Said Lot No. 153 fronts 70 feet on the south side of Potter Lane and runs back 160 feet on the east line and 173 feet on the west line to a dead line on which it measures 105.4 feet.

Being the same property conveyed to Ernest Chaires, a married man, by Warranty Deed from Roy E Hammers and wife, Carolyn Marie Hammers, of record in Instrument Number 20040806-0095240, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

**Virginia Maria Joan Chaires joins this conveyance to convey any martial interests that she may have in the property.

Virginia Maria Joan Chaires
Virginia Maria Joan Chaires

STATE OF CALIFORNIA
COUNTY OF Riverside

PERSONALLY APPEARED BEFORE , THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED: VIRGINIA MARIA JOAN CHAIRES, THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO ACKNOWLEDGED THAT ERNESTVIDALES CHAIRES AND EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

Witness my hand and official seal at Corona, CA, this 31st day of August, 2005

Notary Public Erika B Morales

My Commission Expires: 5/22/08

ERIKA B. MORALES
Commission # 1490901
Notary Public - California
Riverside County
My Comm. Expires May 22, 2008