Davidson County DEEDQC
Recvd: 09/08/05 09:22 3 pgs
Fees:22.00 Taxes:0.00
20050908-0107942

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
LINDA H. RAMIREZ and husband, JAMES ANTHONY RAMIREZ	**Linda and James Ramirez 301 Halls Lane Madison, TN 37115**	**04216004300**

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and JAMES ANTHONY RAMIREZ to create a joint tenancy with the right of survivorship, I, **LINDA H. RAMIREZ**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, Trustee**, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee being, known as the west part of an unnumber tract marked "M. Walker" on the Map of Part Two, Finnland Heights, as of record in Book 1424, page 7, Register's Office for said County, and described as follows:
>
> Beginning at a point on the southerly margin of Old Hickory Boulevard, Hall's Lane Section, 150 feet west of the westerly margin of the L. & N. Railroad right-of-way; thence with said Boulevard north 87° 10' west 80 feet to the beginning of a curve; thence around said curve southwesterly 31.4 feet to the east margin of Peggy Street; thence with the margin of the same south 4° west 195.7 feet to the north line of Lot 35 of said Finnland Heights Subdivision; thence with the line between the same, south 87° 10' east 100 feet to a point; thence northerly 215 feet, more or less, to the point of beginning.

Being the same property conveyed to Linda H. Ramirez by Quitclaim Deed from Jerry H. Harder, and recording in Record Book ___, Page ____, Register's Office of Davidson County, Tennessee. 20050908-0107941

And now, I, the said, **RONALD B. BUCHANAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **LINDA H. RAMIREZ and Husband, JAMES ANTHONY RAMIREZ,** as joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands effective the 2nd day of September, 2005.

Linda H. Ramirez
LINDA H. RAMIREZ

Ronald B. Buchanan, Trustee
RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald B. Buchanan
AFFIANT

Sworn to and subscribed before me on this the 2nd day of September, 2005.

Kathryn Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, LINDA H. RAMIREZ, the within named 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 Notarial Seal at office in Hendersonville, Tennessee, on this the 2nd day of September, 2005.

Kathryn Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 2nd day of September, 2005.

Kathryn Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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