McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Address New Owners as Follows:
Cruz Ramirez
Maria Munguia
184 Radnor Street
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map-Parcel:
Map 119H-O
Parcel 253

Davidson County DEEDQC
Recvd: 11/29/05 11:30 2 pgs
Fees:17.00 Taxes:0.00
20051129-0143351

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to convey **Arnoldo Alvarado's** interest in the property and to add **Maria Munguia,** to the title and to establish a right of survivorship, **Arnoldo Alvarado and Cruz Ramirez,** Grantor, do hereby quitclaim and convey their interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract No. 1, of a Survey and Resubdivision of Lot "B," Plan of William Lee Subdivision of the Roth Property, of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Arnoldo Alvarado and Cruz Ramirez, by Warranty Deed from Cynthia L. Ferguson, a single woman, of record in Instrument No. 20021002-0119462, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 12 day of November, 2005.

Cruz Ramirez

Arnoldo Alvarado

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Cruz Ramirez and Maria Munguia, as tenants in common with the right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby 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, the undersigned has caused this instrument to be executed on the 12 day of November, 2005.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arnoldo Alvarado, 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 November, 2005.

Notary Public

My Commission Expires: 1/27/07.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cruz Ramirez, 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 November, 2005.

Notary Public

My Commission Expires: 1/27/07.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, 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 November, 2005.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

My Commission Expires: _____

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009