This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

STATE OF California)
COUNTY OF Sacramento)

Map: 043-040
Parcel: 056.00

The actual consideration or value, whichever is greater, for this transfer is $0.00

A. ANASTASIA WALKER
Comm. # 1576418
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires May 6, 2009

Elena Ferguson-Larson
Affiant

Valerie Duarte-Ferguson
Affiant

Subscribed and sworn to before me this the 26 day of December, 2005.

My Commission Expires:
May 6, 2009

Anastasia Walker
Notary Public

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW 761 OLD HICKORY BLVD., SUITE 301 BRENTWOOD, TENNESSEE 37027

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
Jackie J.D. Ferguson	"NEW OWNERS"
(Name)	(Name)
5861 Wymore Way	
(Street Address)	(Street Address)
Sacramento California 95822	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Davidson County DEEDQC
Recvd: 12/28/05 15:27 2 pgs
Fees:12.00 Taxes:0.00
20051228-0155688

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Jackie J. D. Ferguson,** hereinafter called the **"Grantor"**, does hereby quitclaim all of his/her right, title and interest to **Jackie J. D. Ferguson, Unmarried, Valerie Duarte-Ferguson, Unmarried, and Elena Ferguson-Larson, Unmarried, as Joint Tenants With Right Of Survivorship**, hereinafter called the **"Grantees"**, their successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEGINNING at a concrete monument situated in the north margin of Keaton Avenue. Said monument being located 109.63 feet east of the center line of Hiller Drive; thence

easterly along the north margin of Keaton Avenue, North 45 degrees and 25 minutes West for a distance of 100 feet to an iron pin; thence extending back in a northerly direction between two parallel lines for a distance of 436 feet to a dead line in the rear measuring 100 feet thereon. All described in a boundary survey made by Richard B. Omohundro, Engineer, dated August 4, 1966, containing one acre, more or less.

BEING the same property conveyed to Jackie J. D. Ferguson, by Deed from Cora Ferguson, of record in Instrument No. 20020910-0109440, Register's Office for Davidson County, Tennessee.

Being improved property known as 509 Keaton Avenue, Old Hickory, Tennessee 37138, and the same property shown on the tax records of the Metropolitan Trustee as 509 Keeton Avenue, Old Hickory, Tennessee 37138.

Said property is conveyed subject to all liens of record, restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS HEREOF, I have hereunto set my hand on this the 28 day of DECEMBER, 2005

Jackie J.D. Ferguson
JACKIE J. D. FERGUSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jackie J. D. Ferguson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28th day of December, 2005.

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 19, 2009

Notary Public

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY