Davidson County DEEDQC
Recvd: 01/05/06 09:54 2 pgs
Fees:12.00 Taxes:0.00
20060105-0001446

Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Address New Owners as Follows:
Remzon Morales
And Adrian Cortes Morales
1608 Bridgecrest
Antioch, TN 37013

Send Tax Bills To:
America's Wholesale Lender
2375 N. Glenville Drive
Richardson, TX 75082

Map-Parcel:
149150 A 284.00CO

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, and for the express purpose of making a re-conveyance to create a tenancy in common with rights of survivorship, **Remzon Morales, a unmarried person** and does hereby quitclaim and convey his interest unto **H. Anthony Duncan, Trustee**, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Lot 152 of Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 as amended in Instrument No. 20020503-0054630 in Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Remzon Morales by warranty deed from Equity Builders Group, LLC of record in Instrument 20060105 0001443, Register's Office for Davidson County, Tennessee.

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

And now, I, the said H. Anthony Duncan, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto Remzon Morales, unmarried and Adrian Cortes Morales, unmarried, as tenants in common with rights 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 30th day of December, 2005.

Remzon Morales
Remzon Morales

H. Anthony Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REMZON MORALES with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30TH day of DECEMBER, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. ANTHONY DUNCAN, 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 30th day of DECEMBER, 2005.

Notary Public

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: _____
EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2005.

Notary Public

My Commission Expires: 1/4/06