Davidson County DEEDQC
Recvd: 01/30/06 10:32 1 pgs
Fees:12.00 Taxes:0.00
20060130-0011194

Quitclaim Deed

AT-20050072

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 23rd day of January, 2006.

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 Mallory Station Rd, A-1
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Joseph Calecas Adele Calecas Almalina Hernandez	First Magnus Financial	173-04-0-A 262.00
5413 Oak Chase Drive	7000 North Mopac, Suite 330	
Antioch, TN 37013	Austin, TX 78731	

KNOW ALL MEN BY THESE PRESENTS that Joseph Calecas, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Joseph Calecas, unmarried, Adele Calecas, unmarried, Almalina Hernandez, unmarried, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 262 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development, of record in Instrument #20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Calecas, Jr. from Said Ibrahim Makhtoub and Lady A. Castillo, husband and wife by Warranty Deed dated December 1, 2005 and recorded December 13, 2005 in Instrument #20051213-0149477, simultaneously herewith, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5413 Oak Chase Drive, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 23rd day of January, 2006.

Joseph Calecas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named Joseph Calecas, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson County, Tennessee, this the 23rd day of January, 2006.

Notary Public

My Commission Expires: 7/19/08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN