QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Arturo Sanchez** and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Arturo Sanchez, Gabriel Estrada and Eva M. Estrada*** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County,** Tennessee, described as follows: * all as joint tenants with right of survivorship

Being Lot No. 202, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arturo Sanchez by Warranty Deed of record in Instrument Number 20060322-0032772, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plan in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of Record in Instrument No. 200511160138367, Register's Office for Davidson County, Tennessee.
Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 4706, page 227, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.
Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 3rd day of March 2006

Arturo Sanchez

Arturo Sanchez

STATE OF Tennessee County of Davidson

On the 3rd day of March **2006,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Arturo S hachez** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 3rd day of March 2006

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires: 9/17/07

Notary Public

The actual consideration for this transfer is –0-

Amanda Hamelin

Affiant

Sworn and subscribed to me this 3rd day of March, 2006.

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires: 9/17/07

Notary Public

Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. #701, Lavergne, TN 37086
Map 164-8-A Parcel 10.00
Improved property known as/Address of owner: 3504 Grace Falls Drive Antioch, Tennessee 37013
Mail Tax Bills to: Countrywide Home Loans, 750 Old Hickory Blvd Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 04/17/06 09:58 1 pgs
Fees:12.00 Taxes:0.00

20060417-0043075