26-1-211

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

Davidson County DEEDQC
Recvd: 04/24/06 10:28 2 pgs
Fees:12.00 Taxes:0.00
20060424-0046418

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carlos C. Claveria 1024 Harpeth Valley Court Nashville, TN 37221	New Owner

TAX MAP - PARCEL NUMBERS: 127.12-O-007.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **RENAE CLAVERIA,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **CARLOS C. CLAVERIA,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to Restrictive Covenants of record in Book 3672, page 507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Fuqua by Warranty Deed from Frances W. Stubblefield, unmarried, dated October 22, 1993, recorded November 2, 1993, of record in Book 9135, page 357 and re-recorded in Book 9191, page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor by deed of even date being recorded simultaneously herewith in Instrument No. X, Register's office Davidson Co.

This property commonly known as: **1024 Harpeth Valley Court, Nashville, TN 37221**

WITNESS MY HAND on this the 14 day of April, 2006.

X 20060414-0046416

Renae Claveria
RENAE CLAVERIA

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, RENAE CLAVERIA, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of April, 2006.

My commission expires:
My Commission Expires
October 26, 2008

Notary Public (Seal)

LEIA A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of April, 2006.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 14 day of April, 2006.

My commission expires:
My Commission Expires
October 26, 2008

Notary Public

Seal
LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY