McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 04/28/06 12:03 2 pgs
Fees:17.00 Taxes:0.00
20060428-0048906

Address New Owners as Follows:
Jose Guardado, et al
214 Juarez Drive
Hermitage, Tennessee 37076

Send Tax Bills To:
New Owner

Map-Parcel:
Map 86-2
Parcel 46

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add **Maria A. Guardado, Victor M. Guardado, Luz H. Guardado and Silvia Guardado,** to the title and to establish a right of survivorship, **Jose Guardado,** Grantor, does hereby quitclaim and convey his interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in **Davidson County, Tennessee**:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose Guardado by Warranty Deed from Teodoro Rodas and Maria Edis Gutierrez, husband and wife, of record in Instrument No. 20050505-0050988, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 13 day of Feb, 2006

Jose Guardado

Jose Guardado

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Jose Guardado and wife, Maria A. Guardado and Victor M. Guardado, Luz H. Guardado, and Silvia Guardado, as tenants in common with the right 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 27th day of April, 2006

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose Guardado, 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 13 day of Feb, 2006

Linda L Johnson
Notary Public

My Commission Expires: Mar 14 2006

Linda L. Johnson
Commission # DD100435
Expires March 14, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, 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 ~~13~~ 27 day of ~~February~~ Apr: 1, 2006

Alicia R Hamilton
Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS ~~$0.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF ~~February~~ Apr: 1, 2006.

Alicia R Hamilton
Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009