This Instrument Prepared by & Return To :
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDQC
Recvd: 05/01/06 07:52 2 pgs
Fees:12.00 Taxes:0.00
20060501-0049183

QUITCLAIM DEED

ADDRESS NEW OWNER
Nelson A. Ramos
2704 Welshcrest Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Owner

MAP & PARCEL
149-15-A-200.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **Marcia Ramos, unmarried**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Nelson A. Ramos, unmarried**, GRANTEE, all of my right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Cambridge Forest Section Four of record in Plat in Instrument No. 200009180092192, and amended in Instrument No. 20030506-0060390, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcia Ramos and Nelson A. Ramos, joint tenants with the right of survivorship, by deed from Beazer Homes Corp., d/b/a/ Phillips Builders, Inc., dated 06/19/03 and filed for record in Instrument No. 20030709-0094973, Register's Office for Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 31st day of March, 2006.

GRANTOR:

Marcia Ramos

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said county and state, Marcia Ramos, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand, at office, this 31st day of March, 2006.

Francine K Johnson
Notary Public

My Commission Expires: _____

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2006.

Francine K Johnson
Notary Public

My Commission Expires: _____

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007