Davidson County DEEDQC
Recvd: 07/13/06 09:15 2 pgs
Fees:12.00 Taxes:0.00
20060713-0084278

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Olga Chavez,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Olga Chavez, Manuel Chavez and Claudia Pablo,** 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Valley View Meadows, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 3700, page 93, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 4065, page 227, and Book 4082, page 106, Register's Office for said County.

For Source of title, see Instrument # 20060615-0071207, Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 31 St **Day** of May, **2006.**

Olga Chavez

State of California County of Los Angeles

On this the 31 St **day of** May, 2006, **before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared** Olga Chavez **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.**

My Commission Expires: Aug 21, 2009

Notary Public

BEATRIZ A. CABALLERO
Commission # 1601935
Notary Public - California
Los Angeles County
My Comm. Expires Aug 21, 2009

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this **12th** day of **July, 2006.**

My Commission Expires: 3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. #700, Lavergne, TN 37086

Map 133-12 Parcel 147

Improved property known as/Address of owner: 264 Elysian Fields Road, Nashville, TN 37211

Mail Tax Bills to: First Magnus Financial Corp. 700 North MOPAC Suite 330, Austin, TX 78731