FROM: Arturo Balderas and wife, Maria Dolores Flores

To: Arturo Balderas, married

Davidson County DEEDQC
Recvd: 10/05/06 15:13 1 pgs
Fees:12.00 Taxes:0.00
20061005-0124079

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Arturo Bladeras	Owner	76-1-20
508 Tulip Grove Road		
Hermitage TN, 37076		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever greater, for this transaction is $ 0.00

affiant

Subscribed and sworn to before me this the 5th day of October, 2006

Notary Public
Commission Expires:_____

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

I, Maria Dolores Flores, do hereby quitclaim to Arturo Balderas my Heirs and Assigns, all my rights, title and marital interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, state of Tennessee, being Lot No. 3, Section One, on the Plan of Sunset Park, as of record in Plat Book 4300, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Included in the aforedescribed tract of land, but expressly excluded therefrom is that certain out-conveyance to the State of Tennessee for roadway purposes by warranty deed of record in Book 9853, Page 797, RODC, TN, to which reference is hereby made.

Being the same property conveyed to Arturo Balderas and wife, Maria Dolores Flores and Franco Balderas and wife, Antonia Landin Martinez by deed of record in Instrument No. 20040428-0048169, Register's Office for Davidson County, Tennessee. Maria Dolores Flores a/k/a Maria Dolores Flores Casique.

Unimproved ( )
This is improved property (X) known as
508 Tulip Grove Road Hermitage TN, 37076

Witness our/my hand(s) this the 5 day of October, 2006.

Maria Dolores Flores Casique _____
Maria Dolores Flores Casique

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Dolores Flores with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 5th day of October, 2006.

Notary Public
Commission Expires:_____

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County