PICK-UP

Davidson County DEEDQC
Recvd: 11/07/06 12:14 2 pgs
Fees:12.00 Taxes:0.00

20061107-0138513

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF THE AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION GIVEN FOR THE TRANSFER IS ZERO DOLLARS ($0.00)

x J. Gomez / Jose J. Gomez
AFFIANT/GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF September, 2006.

Martha Walwyn
NOTARY PUBLIC
MY COMMISSION EXPIRES

MARTHA WALWYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 20

This Instrument Prepared By:
Marc A. Walwyn
Walwyn & Walwyn
1994 Gallatin Pike N. Ste. 305
Madison, TN 37115

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map Parcel No.:
Idolidia Gomez Jose Joel Gomez	Same	Map 52-3 Parcel 119
1304 Cheyenne Boulevard Madison, TN 37115	Same	

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 25th day of September, 2006, by and between Anna L. Artrip Armando E. Fitz ("Grantor") and Idolidia Gomez & Jose Joel Gomez. ("Grantees").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and as a gift to the Grantee and for business purposes, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the following described real estate being found at Map-Parcel Number 52-3-119:

LAND in Davidson County Tennessee, being Lot No. 4 on the Plan of Manzano Road Subdivision as of Record in Book 6200, page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot. This lot is commonly known as 328 Manzano Drive, Madison, Tennessee, 37115. Being a portion of the same property conveyed to Idelsy Fitz and Idolidia Gomez, as tenants in common, their successors, heirs, and assigns

SOURCE OF GRANTORS' equitable interest in the property was conveyed to Armando Fitz and Anna L Artrip (siblings) by operation of law upon the death of their parents Idelsy Fitz on February 7, 2005 and Armando R. Fitz on October 12, 2005. Source of Idelsy Fitz's interest is found as a Quitclaim Deed in Book 8864, page 689, register's office of Davidson County, TN, which was duly registered on February 11, 1993.

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTOR: Armando E Fitz

Armando E. Fitz

(consent of the spouse)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to both genders.

STATE OF NORTH CAROLINA)
COUNTY OF IREDELL)

Before me, the undersigned of the State and County aforesaid, personally appeared Armando E. Fitz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand an official seal at BB&T, North Carolina this the 28 day of September 2006. My Commission expires_____.

Notary Public

My Commission Expires January 24, 2010

NOTARY PUBLIC LINCOLN COUNTY, NC