20066-4

Box 14-A

Davidson County DEEDQC
Recvd: 01/11/07 09:23 3 pgs
Fees:17.00 Taxes:0.00

20070111-0004476

Map-Parcel Numbers
Map 109, Part of Parcel 223.00

QUITCLAIM DEED

FROM: BOBBIE J. HERNANDEZ

TO: EDWARD JOSEPH HERNANDEZ

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Edward Joseph Hernandez
1561 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILLS TO:

First Horizon Home Loan Corp.
P.O. Box 809
Memphis, TN 38101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

EDWARD JOSEPH HERNANDEZ

Sworn to and subscribed before me this 8th day of December 2006.

TULA C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tula C Harrison
NOTARY PUBLIC

My Comm. Expires: May 24, 2008

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County,

Tennessee, Docket Number 05D-3289, BOBBIE V. HERNANDEZ has bargained and sold and by these presents does transfer and quitclaim to EDWARD JOSEPH HERNANDEZ, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 1561 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Edward Joseph Hernandez and wife, Bobbie V. Hernandez, by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20050822-0099490, Register's Office for Davidson County, Tennessee.

This is improved property known as 1561 Lincoya Bay Drive, Nashville, Tennessee 37214.

WITNESS my hand this 15 day of December, 2006.

Bobbie Hernandez

BOBBIE V. HERNANDEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named BOBBIE V. HERNANDEZ, bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand this 15. day of December, 2006.



NOTARY PUBLIC

My Comm. Expires: 9-19-09