McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

PREPARED BY:
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 01/17/07 12:51 2 pgs
Fees:12.00 Taxes:0.00
20070117-0006811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
Anibal J. Bonilla
5009 McLendon Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me this 11th day of January, 2007.

NOTARY PUBLIC
My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

Map: 162-03-0, Parcel: 079.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Roberto A. Bonilla-Melgar, unmarried, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to Anibal J. Bonilla, unmarried, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 5, on the Plan of Section One, Colewood Hills, as shown by plat appearing of record in Plat Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anibel J. Bonilla, unmarried and Roberto A. Bonilla-Melgar, unmarried, as tenants in common with expressed rights of survivorship, by Warranty Deed, from David M. Dixon and wife, Naomi J. Dixon, of record in Instrument No. 20050715-0082494, Dated July 8, 2005, Register's Office for Davidson County, Tennessee. Anibal J. Bonilla and Anibel J. Bonilla are one and the same person. The previous Warranty Deed contained an erroneous spelling of said name.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 09 day of December, 2006.

Roberto A Bonilla melgar
Roberto A. Bonilla-Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roberto A. Bonilla-Melgar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

LAURA A. BIRUETAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal, at office, this 09 day of December, 2006.

Laura A Birvegas
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 11-22-08