THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Attorney
215 Jamestown Park Rd. #204
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 01/19/07 08:48 2 pgs
Fees:12.00 Taxes:0.00
20070119-0007626

QUITCLAIM DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Arturo Guzman 104 Saxon Mist Dr. Nashville, Tn 37217	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	165-13-0-A-040.00CO

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FOR AND IN CONSIDERATION of $10.00 (Ten and 00/100 Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, **Arturo Guzman, married**, by these presents do hereby quitclaim and convey all our right, title and interest unto **Arturo Guzman, married, and Kelin A. Guzman, unmarried**, their successors and assigns, the following described or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Section Four, Peppertree Forest, PUD, as of record in Plat Book 7900, page 426, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Arturo Guzman, married, by Deed of record as Instrument No. 20061206-~~0000000~~-0150639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record as Instrument No. 20061206-0150639, Register's Office for Davidson County, Tennessee, to taxes currently due and/or which may accrue in future years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property known as: 4132 Pepperwood Drive, Antioch, Tennessee, 37064.

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

IN WITNESS WHEREOF, I / We have hereunto set our hand(s) on this the ~~January~~ 10th day of January , 2007.

Arturo Guzman

Arturo Guzman

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

On this 15th day of January, 2007, personally appeared before me, the undersigned, the within named **Arturo Guzman,** the bargainor(s), 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 Brentwood, Tennessee, this 15th day of January, 2007.

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ --0--.

Affiant

Subscribed and sworn to before me this 15th day of January, 2007.

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY