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

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Address New Owners as Follows:
Maria T. Alfaro
Teodoro M. Alfaro
3372 Oak Trees Court
Antioch, TN 37013

Send Tax Bills To:
SAME

Map-Parcel:
Map 150-7; Parcel 375

Davidson County DEEDQC
Recvd: 02/06/07 14:53 2 pgs
Fees:17.00 Taxes:0.00
20070206-0015651

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of adding her husband, **Teodoro M. Alfaro** to the title in order to create a tenancy by the entirety; **Maria T. Alfaro,** Grantor, does hereby quitclaim and convey her interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40B, Zone Lot Division, Lot No. 40 Lakeshore Woods, Section 3, of record in Plat Book 5200, page 621, amended in Plat Book 5200, page 792, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria T. Alfaro, by Warranty Deed, from David R. Marrs, a single man, of record in Instrument No. 20061103-0137097, Dated October 30, 2006, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 1st day of February, 2007.

Maria T. Alfaro.
Maria T. Alfaro

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Maria T. Alfaro and husband, Teodoro M. Alfaro,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 1st day of February, 2007.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria T. Alfaro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2007.

Patricia
Notary Public

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2007.

Alicia R. Hamilton
Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: _____

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Cheryl L. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2007.

Alicia R. Hamilton
Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: _____

MY COMMISSION EXPIRES:
OCTOBER 10, 2009