The Instrument Prepared by and Return to After Recording

Jack Case Wilson Title Associates, LLC

7100 Executive Center Drive

Brentwood, TN 37027

B- 5285

Davidson County DEEDQC
Recvd: 02/27/07 10:42 2 pgs
Fees:12.00 Taxes:0.00

20070227-0024083

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00

Susan Dupp
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY 2007.

Karen Rose Gonzalez
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-16-08

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Juan Billegas and Luz Maria Villegas
3012 Moss Spring Drive
Antioch, TN. 37015

SEND TAX BILLS TO:
Same As Owner

MAP & PARCEL
060-02-0-305.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Jose R. Zamarripa, married, hereinafter referred to as Grantor, does hereby Quitclaim all his right, title and interest unto Jose R. Zamarripa, married and Juan Billegas and wife, Luz Maria Villegas, hereinafter referred as Grantees, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Castlegate, Section 4, of record in Book 6900, page 209, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jose R. Zamarripa by deed from Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated January 18, 2005 of record in Instrument No. 20050120-0007636, Register's Office for Davidson County, Tennessee.

The Grantor does hereby warrant, covenant and certify that the subject property is not his homestead as defined by statue.

Witness my hand this the 23rd day of February, 2007.

Jose R. Zamarripa

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose R. Zamarripa, the bargainor, 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 office this 23rd of February, 2007.

My Commission Expires:
8-16-08

Notary Public

KAREN ROSE GONZALEZ
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN