NAME AND ADDRESS OF NEW OWNER:
Sara Beatriz Perez
1302 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian
5216 Centerview Drive, Suite 139
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME

Tax I.D. 083-13-0-112 and112.01

QUITCLAIM DEED

WHEREAS Melba Ann Holt, unmarried, conveyed the two tracts of land to Stephen Daniel Poland and wife, Sara Beatriz Poland by Warranty Deed dated May 21, 1999, of record in Book 11496, Page 200, Register's Office for Davidson County, Tennessee; and,

WHEREAS the said Stephen Daniel Poland and Sara Beatriz Poland became divorced and by Quitclaim Deed dated November 22, 2004, of record in Instrument No. 20041206-0144942 and corrected of record in Instrument No. 20050202-0012443, said Register's Office, Stephen Daniel Poland, an unmarried man conveyed his interest in land described as Tract 1 on the said Deed of record in Book 11496, Page 200, Register's Office for Davidson County, Tennessee, to Sara Beatriz Poland Perez; and,

WHEREAS it was the intention for Stephen Daniel Poland to convey both Tract 1 and Tract 2, as described in said Warranty Deed of record in Book 11496, Page 200, said Register's Office, to Sara Beatiz Perez.

NOW THEREFORE, this Deed is being executed to correct that mistake and oversight.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Stephen Daniel Poland**, an unmarried man, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which he has in the hereinafter described property to **Sara Beatriz Perez,** an unmarried woman, her heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Davidson County DEEDQC
Recvd: 03/15/07 09:49 2 pgs
Fees:12.00 Taxes:0.00
20070315-0031627

Tract 1:

Being the north 118.1 feet of the east 46 feet of Lot No. 106 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 46 feet on the south side of Fatherland Street and runs back between parallel lines 118.1 feet to a dead line.

Tract 2:

Being the south 94.9 feet of the east 46 feet of Lot No. 106 on the Plan of East Edgefield, of record in Book 21, Page 147, said Register's Office.

Said part of said Lot fronts 46 feet on the south side of Lillian Street and runs back between parallel lines 94.9 feet to a dead line in the rear.

Being the same property conveyed to Stephen Daniel Poland and wife, Sara Beatriz Poland by Warranty Deed of record in Book 11496, Page 200, Register's Office for said County, a portion of which was further conveyed to Sara Beatriz Poland Perez by Quitclaim Deed of record in Instrument No. 20041206-0144942 and corrected of record in Instrument No. 20050202-0012443, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 2ND day of JANUARY, 2007.

Stephen Daniel Poland, unmarried

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this the 2ND day of JANUARY, 2007, before me personally appeared Stephen Daniel Poland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 2ND day of JANUARY, 2007.

LINDA KOSSIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

The consideration for this transfer is $ 0

AFFIANT

Sworn to and subscribed before me this 2ND day of JANUARY, 2007.

LINDA KOSSIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

NOTARY PUBLIC

My Commission Expires: