This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-514

Davidson County DEEDQC
Recvd: 04/05/07 14:24 2 pgs
Fees:12.00 Taxes:0.00
20070405-0041135

QUITCLAIM DEED

Address new owner as:
Candy Catalan
741 Florence Circle
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 52-06
Par 71

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jesus Catalan and wife, Anastasia Catalan, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Candy Catalan, her heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 57.5 feet front and 30.1 feet rear of Lot No. 58 and the northerly 79.65 feet front of Lot No. 59 on the Map of Madison Heights Subdivision, Section No. 1, as record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Being on the easterly margin of Florence Avenue at a point 42.5 feet south of the corner of Lots Nos. 57 and 58, the southwest corner of the property conveyed to Bill Bryan, by deed from Mabel Graves Jensen, of record in Book 2649, Page 201, said Register's Office; thence with the said Bryan's southeasterly line, northeastwardly 475.8 feet, more or less, to the westerly line of Lot No. 71; thence with the westerly line of Lots Nos. 71 and 70, southwardly 90.7 feet to the corner of Lots Nos. 59 and 60, the northeast corner of the property conveyed to Bettie Klotz Harter, by deed from Mabel Graves Jensen, of record in Book 2794, Page 593, said Register's Office; thence with said Harter's northwesterly line, southwestwardly 442.8 feet, more or less, to the easterly margin of Florence Avenue; thence with said Avenue, northwestwardly 137.15 feet to the beginning.

Being the same property conveyed to Jesus Catalan and wife, Anastasia Catalan by deed from Franklin Cardona and wife, Lisbedth Cardona of record as Instrument Number 20060721-0088143, said Register's Office.

This is improved property known as 741 Florence Circle, Madison, Tennessee.

WITNESS my hand this 27th day of March, 2007

Jesus Catalan

Anastasia Catalan

STATE OF CALIFORNIA)
)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesus Catalan and wife, Anastasia Catalan, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2007.

NOTARY PUBLIC

My commission expires:

STEVEN GOMEZ
Commission # 1550313
Notary Public - California
Orange County
My Comm. Expires Feb 5, 2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of March, 2007.

NOTARY PUBLIC

ALISHA L. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: January 3, 2011

My commission expires:

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.