Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20070511-0056511

This Instrument was prepared by
Bobby D. Davis, Attorney at Law
101 Shepherd Hills Drive
Madison, Tennessee 37115

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to	Map No.
Gary C De baca		103-15-0-B
4487 Post Place # 174	Same	Parcel No.174CO
Nashville, Tennessee 37205		F. B. # 08DA-16473

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, and for the purposes of conveyance to Gary C De baca, I, Lisa A.Webb, have this day bargained and have hereby sold, and do hereby transfer and convey and quitclaim to Gary C De baca, his successors and assigns, all of our right, title and interests in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee and being Unit No. 174 on the plan of Lion's Head Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. As amended, Tennessee Code Annotated, and as established by a master deed, of record in book 5340, page 70, and corrected in book 5342, page 683, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the plat of Lion's Head Condominium Apartments, as of record in Book 5200, Page 82, said Register's Office, for a more complete description and identification of said unit.

This conveyance is subject to all the provisions of the "Tennessee Horizontal Property Act".as is set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the bylaws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium Apartments, of record in the aforementioned, Register's Office For Davidson County, Tennessee, and taxes for the current year which are assumed by the grantee herein.

Parties understand and agree that they are married, and have and are subject to a pre-nuptial agreement between themselves, and that this is a transfer to Gary C De baca as his separate property and shall be his separate property until such time as he may wish to convey it in another manner.

This is improved property known as 4487 Post Place #174, Nashville, Tennessee 37205.

Being the same property conveyed to Lisa A. Webb by warranty deed form Randall Marc Falk and of record in instrument # 20000714069684, recorded on July 14th, 2000 in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said grantee, his assigns, and heirs forever.

The said property herein conveyed is subject to the limitations, restrictions and encumbrances as may affect the premises, as above set forth. This deed is being prepared based solely upon the information furnished by the grantors, and at their request, without the benefit or request of a title search.

Witness our hand, the grantor has duly executed the foregoing quitclaim deed on this 9, day of MAY 2007.

Lisa A. Webb

Lisa A. Webb, Grantor

State Of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Lisa A. Webb, the within named grantor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within quitclaim deed for the purposes therein contained.

Witness my hand and seal at Madison, Tennessee, this 9th day of May, 2007.



Notary Public
My commission expires: 11/04/09

State of Tennessee
County of Davidson

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

Affiant Gary De baca

Subscribed and sworn to before me, this 9 day of May, 2007.

Notary Public
My commission expires : 11/04/09

