PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 08/02/07 16:01 2 pgs
Fees:12.00 Taxes:0.00
20070802-0092214

FROM: SERGIO GARCIA ANLLO

TO: LEYDEE HERNANDEZ
2506 Westwood Avenue
Nashville, Tennessee 37212

Send Tax Statements To:
New Owner:
Leydee Hernandez
2506 Westwood Avenue
Nashville, Tennessee 37212

Map and Parcel No.

104-15-319

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee, in the cause of **Leydee Hernandez Del Toro v. Sergio Garcia Anllo**, Docket Number 06D-401, I, **Sergio Garcia Anllo**, hereby transfer and by these presents do remise, release and quitclaim unto, **Leydee Hernandez**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Being the easterly one-half of Lot No. 61 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.
>
> Said easterly one-half of Lot No. 61 fronts 50.0 feet on the northerly margin of Westwood Avenue and runs back between parallel lines measuring 192.0 feet on each line to a dead line in the rear, measuring 50.0 feet thereon.
>
> Being the same property conveyed to Leydee H. Del Toro by deed from David A. Hernandez of record in Book 9477, Page 916, Register's Office of Davidson

County, Tennessee.

This is improved property known as 2506 Westwood Avenue, Nashville, Tennessee 37212.

WITNESS my hand this, the 22nd day of June, 2007.

SERGIO GARCIA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **Sergio Garcia**, the bargainor, with whom I am personally acquainted (or who identified himself 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 seal, at the office, this the 22nd day of June, 2007.

SHANNON BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2010

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).