Davidson County DEEDQC
Recvd: 08/24/07 13:52 2 pgs
Fees:12.00 Taxes:0.00
20070824-0101725

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackie J.D. Ferguson 176 Green Acres Loop Bastrop, TX 78602-5051	New Owner	Map 43.04 Parcel 56

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Valerie Duarte-Ferguson**, unmarried, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Jackie J. D. Ferguson**, unmarried, hereinafter referred to as Grantee(s), his heirs and assigns, all her right, title, and interest in and to the following described tract of land.:

BEGINNING at a concrete monument situated in the north margin of Keaton Avenue. Said monument being located 190.63 feet east of the center line of Hiller Drive; thence easterly along the north margin of Keaton Avenue, North 45 degrees and 25 minutes West for a distance of 100 feet to an iron pin; thence extending back in a northerly direction between two parallel lines for a distance of 436 feet to a dead line in the rear measuring 100 feet thereon. All described in a boundary survey made by Richard B. Omohundro, Engineer, dated August 4, 1996.

Being the same property conveyed to Jackie J.D. Ferguson, unmarried, Valerie Duarte-Ferguson, unmarried and Elena Ferguson-Larson, unmarried by Quitclaim deed from Jackie J. D. Ferguson, dated December 28, 2005, and of record in Instrument Number 20051228-0155688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 509 Keeton Avenue, Old Hickory, TN 37138

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

Valerie Duarte-Ferguson

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valerie Duarte-Ferguson, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 22nd day of May, 2007.

A Anastasia Walker
NOTARY PUBLIC

My Commission Expires: May 6, 2009

A. ANASTASIA WALKER
Comm. # 1576418
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires May 6, 2009

STATE OF ~~California~~ Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Kasey Brandeen
Affiant

Sworn to and subscribed before me this 22nd day of ~~May~~ August, 2007.

My Commission Expires: 1-26-2008

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26 2008