McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 10/12/07 10:18 2 pgs
Fees:17.00 Taxes:0.00
20071012-0121368

Address New Owners as Follows:
Miguel Ledezma
3731 Valley Ridge Drive
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map-Parcel:
Map 133-11
Parcel 159

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add Sandra Hernandez, to the title and to establish a tenancy by the entirety, **Able Ledezma, unmarried,** Grantor, does hereby quitclaim and convey his interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 206, on the Plan of Valley View Meadows, Section II, of record in Plat Book 3600, page 60, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Miguel Ledezma and Able Ledezma by Special Warranty Deed from U. S. Bank National Association, as Trustee, of record in Instrument No. 20060906-0110026, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11 day of October, 2007.

Able Ledezma

Able Ledezma

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Miguel Ledezma and wife, Sandra ~~Ledezma~~ Hernandez, husband and wife** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11 day of October, 2007.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Able Ledezma, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of October, 2007.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of October, 2007.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2007.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009