Davidson County DEEDQC
Recvd: 10/24/07 11:50 2 pgs
Fees:12.00 Taxes:0.00

20071024-0125762

Prepared by Overland Title Co.
106 Mission Ct., Suite 1002
Franklin, Tennessee 37067
from information provided by the parties
without the benefit of a title examination.
The preparer makes no claims or
warranties as to the status of the title.

QUITCLAIM DEED

Name and Address of New Owner:
Mariano Luna
3314 EZELL RD
NASHVILLE 37211

Map and Parcel Number:
148-12-59
Send Tax Bills To:
New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Derrick G. Sandoval,** hereby quitclaim unto **Mariano Luna,** his heirs and assigns, all my right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

Being Lot No. 6, Plan of Hazelwood, Section II, on plat of record in Plat Book 3106, Pages 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Description is the same as in the previous deed of record.

Being the same property conveyed to Derrick G. Sandoval and Mariano Luna by Special Warranty Deed from The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A. as Trustee, of record in Instrument No. 20070522-0060796, Register's Office of Davidson County, Tennessee.

This is improved property known as 853 Richards Rd., Antioch, TN 37013.

This conveyance is subject to all lawful easements and restrictions of record.

In witness whereof, I have hereunto set my hand this 23 day of October 2007.

Derrick G. Sandoval

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of October 2007, before me personally appeared Derrick G. Sandoval, the within named bargainor, with whom I am personally acquainted, and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 23 day of October 2007.

Notary Public

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 23 day of October 2007.

Notary Public

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009