Davidson County DEEDQC
Recvd: 11/27/07 14:00 2 pgs
Fees:12.00 Taxes:0.00
20071127-0137738

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Rigoberto Frias M

Subscribed and sworn before me, this the 21, day of November, 2007.

Notary Public: _____
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

ADDRESS OF NEW OWNER:
Rigoberto M. Frias, et al
3512 Paragon Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP/PARCEL:
134-09-0-146.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **RIGOBERTO M. FRIAS** and wife **MARIA J. FRIAS**, (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **RIGOBERTO M. FRIAS** and wife, **MARIA J. FRIAS** and **ANGELICA FARFAN**, (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Woodland Hills, Section One, Phase Two of record in Plat Book 7900, Page 408, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rigoberto M. Frias and wife Maria J. Frias by Warranty Deed from Patricia Gutierrez and husband, Benito Gutierrez, of record in Instrument No. 20071127-0137737, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3512 Paragon Drive, Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 21 day of November, 2007.

Rigoberto Frías M
RIGOBERTO M. FRIAS

María J. Frías
MARIA J. FRIAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RIGOBERTO M. FRIAS** and wife **MARIA J. FRIAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 21 day of November, 2007.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008