This instrument prepared by:
Vanessa C. Saenz
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

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QUITCLAIM DEED

THIS INDENTURE, made this June 12, 2007 between **Ramiro Placencia Crus (a.k.a. Romero Placencio)** hereinafter referred to as the "Grantor" and **Esther Gonsales (a.k.a. Esther Placencio)** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, for other good and valuable consideration, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit:

Owner & Property Address: *2882 Lyncrest Drive, Nashville, TN 37214*
Parcel No.: *3DZ-60450* Map/Par 96-13-111

Being Lot Number 2, on the plan of Happy Acres, of record in Plat Book 2331, Page 63, Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description.

Being the same property conveyed to Romero Placencio and Esther Placencio by quit claim deed from Manuel Gonzalez Fonseca of record book 9586 page 326 register's office for Davidson County TN.

Being the same property conveyed to Manuel Gonzalez Fonseca by quit claim deed by John Newsome of record book 8935 page 881 registers office for Davidson County TN.

Being the same property conveyed to John Wilbur Newsome Jr., by Quitclaim deed for Theresa Wilson Cox (formerly Theresa Wilson Newsome) of record in Book 7850, page 374, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and

assign forever, all of his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Ramiro Placencia Crus
Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **Ramiro Placencia Crus**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

6/12/07
Date

NOTARY PUBLIC

My commission expires: 1/3/11

VANESSA SAENZ
STATE
TEN
NO
PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Esther Gonsoly
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Nov 2007
Deputy Register