PREPARED BY:
M. ROBB THOMPSON, ATTORNEY
213 3rd Avenue North
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/23/08 11:10 2 pgs
Fees:12.00 Taxes:0.00
20080123-0007050

FROM: LUIS JAVIER VELARDE

TO: LISA BAKER VELARDE

Send Tax Statements To: And New Owner
Lisa Baker Velarde
502 Hadley Avenue
Old Hickory, TN 37138

Map and Parcel No:
4D 41955
44-11-13

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Lisa Baker Velarde vs. Luis Javier Velarde, I, **Luis Javier Velarde**, hereby transfer and by these presents do remise, release and quitclaim unto, **Lisa Baker Velarde**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 502 Hadley Avenue, Old Hickory, Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 156, Section A, Village of Old Hickory, as recorded in Book 1424, page 68, Register's Office, Davidson County, Tennessee, and further described according to mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 6-1-92, as follows:

Beginning at a point in the Westerly margin of Hadley Avenue, said point being the Southeast corner of Lot 156 and the Northeast corner of Lot 157; thence leaving said margin in a Westerly direction 146 feet to a point; thence Northeasterly 118 feet more or less to a point in the Southerly margin of Orchard Drive; thence with said margin 81.4 feet to a point; thence 7.6 feet to the beginning of a curve; thence with said curve Southeasterly 11 feet to a point in the Westerly margin of Hadley Avenue; thence with said margin 67 feet to a point, the point of beginning.

Being the same property conveyed to Sidney A. Best and wife, Evelyn M. Best, by deed from Lula S. Graham, unmarried, of record in Book 8652, page 434, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luis J. Velarde a/k/a Luis J. Velarde-Guerrero and wife, Lisa B. Velarde by deed from Sidney A. Best and wife Evelyn M. Best of record in Book 9663, page 945, the Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 28th day of November, 2007.

LUIS JAVIER VELARDE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **LUIS JAVIER VELARDE**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 28th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).