PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
1602 W. Northfield Blvd
Suite 500
Murfreesboro, TN 37129

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Davidson County DEEDQC
Recvd: 03/20/08 14:11 2 pgs
Fees:12.00 Taxes:0.00
20080320-0028394

KARIE E. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: _____

Subscribed and sworn before me, this the 11th, day of March, 2008.

Notary Public: Karie E Cox
My Commission Expires: 5/21/08

ADDRESS OF NEW OWNER:
Michael McClain
5181 Singing Hills Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
176-01-OA-030.0

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **JOYCE HERNANDEZ** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **MICHAEL MCCLAIN**, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joyce Hernandez by Deed from HSBC Mortgage Services Inc., a corporation organized and existing under the laws of the United States, of record in Instrument No. 20080305-0021869, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5181 Singing Hills Drive Antioch, TN 37013.

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 11th day of March, 2008.

JOYCE HERNANDEZ

***ALPHONSO HERNANDEZ**

*I, ALPHONSO HERNANDEZ, husband of Joyce Hernandez, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at office, this 11th day of March, 2008.

Karie E. Cox
NOTARY PUBLIC

My Commission Expires: 5/21/11

KARIE E. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

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

Witness my hand and official seal at office, this 11th day of March, 2008.

Karie E. Cox
NOTARY PUBLIC

My Commission Expires: 5/21/11

KARIE E. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY