This instrument prepared by & Return to:
Rudy Title & Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

Map & Parcel: **42-07/33**

Davidson County DEEDQC
Recvd: 05/02/08 10:00 2 pg
Fees:12.00 Taxes:0.00
20080502-0044949

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF **Davidson**

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Nancy G. Martinez** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Luis F. Martinez**, the Grantee herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Three, Bonnie Brae, of record in Book 2854, page 61, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis F. Martinez and wife Nancy G. Martinez by deed from Onofre R. Rufo and wife Perla C. Rufo of record in Book 9268, page 92, said Register's Office, dated February 28, 1994.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as **728 South Summerfield Drive, Madison, TN 37115**

Nancy G. Martinez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~Nancy G. Martinez~~ Tonya R. Lawhorn, a Notary Public in and for said County and State, **Nancy G. Martinez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of April, 2008.

Notary Public

My Commission Expires: 11-22-10

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

New Owner:
Luis F. Martinez
728 South Summerfield Drive
Madison, TN 37115

Send Tax Bills to:
New Owner

State of Tennessee
County of Davidson

The Actual Consideration or Value,Whichever is Greater For This Transfer is $0.00

Affiant

Subscribed and sworn to before me this 25 day of April, 2008

Notary Public

Exp- 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.