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

Send tax bills to:
Countrywide Home loans
POBOX 10287
Van Nuys, CA
91410

Tax information:
108010054000

Address of new owner:
Vanessa Saenz
2874 Elm Hill Pike
Nashville TN 37214

Davidson County DEEDQC
Recvd: 05/05/08 14:28 3 pg
Fees:18.00 Taxes:44.40
20080505-0046197

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of the property (whichever is greater) is $12,000.00

Affiant

subscribed and sworn before me this 23 day of 2008.

notary public

my commission expires 9-25-2010

RYAN CLOPTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INDENTURE, made this 23 day of April, 2008 between Ross Starnes hereinafter referred to as the "Grantor" and Vanessa Saenz hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, as part of the Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, 26 day of April, 2006, Docket No.: 05D 3975, and 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:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Map of Malvin Heights, as shown on plat of record in Plat Book 2330, page 83, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING;

Land in Davidson County, Tennessee and being part of Lot No. 1 on the plan of Malvin Heights of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, Lot No. 1, was re-subdivided and recorded in Instrument No. 20010205-0010881 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 16, 2000 and known as Job No. 000219 as follows;

Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the original southernmost common corner of Lots 1 & 2 of Malvin Heights of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, thence with the margin of Elm Hill Pike and a curve to the left having radius of 5730.00' and a long chord of 21.99', said chord having a bearing of N 60 degrees 21' 54" W a distance along the curve of 21.99' to an iron pin; thence with the new Common Line of Lots 1 & 2 of the First Revision of Malvin Heights of record in Instrument No. 20010205-0010881 RODCT, N 29 degrees 38 minutes 12 seconds E 173.30' to an iron pin; thence with the original northerly line of Lot No.1 S 64 degrees 09 minutes 13 seconds E 22.00' to a concrete monument found; thence with the said original common property line of lots 1 & 2 S 29 degrees 37 minutes 22 seconds W 174.76' to the point of beginning, containing 3823 square feet.

Being the same property conveyed to Ross D. Stames and Vanessa C. Saenz by deed of record in Instrument No. 20040630-0078055, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his 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.

Grantor

RYAN CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

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

NOTARY PUBLIC

4-23-08
Date

My commission expires: 9-25-2010