This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford County, LLC
230 Glenis Dr., Ste. 304, Liberty Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

Davidson County DEEDQC
Recvd: 06/19/08 14:04 3 pgs
Fees:17.00 Taxes:0.00
20080619-0063323

ADDRESS NEW OWNER:
Marilee Morrison-Maduro
123 Rhine Drive
Madison, TN 37115

SEND TAX BILL TO:
New owner above

MAP 042.14-O

PARCEL 055.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Joe D. Maduro, married,** do hereby transfer, convey and quitclaim unto my mother, **Marilee Morrison-Maduro, unmarried**, her heirs and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 71** on the plan of **Sherry Heights, Section III**, according to survey and plat of same appearing of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 153.2 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is a parcel of land which is a part of Lot No. 71 conveyed to the State of Tennessee by deed executed by Eugene Bingham and wife, Mary J. Bingham dated July 8, 1966, recorded in Book 4036, page 602, Register's Office for said county.

Being the same property conveyed to Marilee Morrison-Maduro, a single person, by warranty deed from Margaret C. Evans, a single person, of record in Book 11745, page 423, Register's Office for Davidson County, Tennessee. The said Marilee Morrison-Maduro later quitclaimed the above property to Marilee Morrison-Maduro and Joe D. Maduro, as tenants in common, by quitclaim deed appearing of record in Instrument #20030923-0140311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is IMPROVED property known as 123 Rhine Drive, Madison, TN 37115.

Ann Maduro, the wife of Joe D. Maduro, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **28th** day of **April, 2008.**

Joe D. Maduro

Ann Maduro

STATE OF TENNESSEE }
ss:
COUNTY OF _____ }

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe D. Maduro and wife, Ann Maduro**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this _____ day of _____, 2008.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE }
ss:
COUNTY OF Rutherford }

I hereby swear or affirm that there was no cash consideration given for this transfer.

AFFIANT

Subscribed and sworn to before me on
this 11th of June, 2008.

NOTARY PUBLIC

My Commission Expires: 2-2-11

TERESA S. MASTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

SEE ATTACHED ACKNOWLEDGEMENT

ACKNOWLEDGMENT

State of California
County of VENTURA)

On MAY 23, 2008 before me, PATRICIA L DENTON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JOE D. MADURO AND ANN MADURO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA L. DENTON
Comm. # 1492019
NOTARY PUBLIC - CALIFORNIA
Ventura County
My Comm. Expires MAY 25, 2008

Signature Patricia L. Denton (Seal)

RICIA L. DENTON
omm. # 1492019
PUBLIC - CALIFORNIA