QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

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 THE 5th day of September, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Fredy E. Ramirez	New Owner	Map 053
317 Pitts Avenue		Group 16-0
Old Hickory, TN 37138		Parcel 63.01

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Renee Ramirez

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fredy E. Ramirez

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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

LAND in the 2nd, formerly 4th Civil District of Davidson County, Tennessee, and being described according to a survey by Dye Surveyors, dated October 26, 1974, as follows:

BEGINNING on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed from Mrs. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, page 426, of the Register's Office for said county; thence with said city of Lakewood's west boundarly line, north 28 deg. 32 mins. east 136.9 feet; thence continuing with said City of Lakewood's southern boundary line, north 66 deg. 50 min. west 156.3 feet to the northwest corner of the Garner property; thence with same south 24 deg. 24 mins. west 135.1 feet to the northerly margin of Pitts Avenue, thence with same south 66 deg. 22 mins. east 146.4 feet to the point of beginning.

Being the same property conveyed to Fredy E. Ramirez and Renee Ramirez, husband and wife, as joint tenants with right of survivorship, by deed from Fredy E. Ramirez and wife, Renee Ramirez, of record in Instr. 20071018-0123749, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 317 Pitts Avenue, Old Hickory, TN 37138

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of September, 2008.

Renee Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDQC
Recvd: 09/08/08 09:40 1 pgs
Fees:12.00 Taxes:0.00
20080908-0091522

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee Ramirez, 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 and official seal this 29th day of August, 2008.

My Commission Expires: 11-14-09

Notary Public

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.