Instrument prepared by:
TED F. WALKER
Attorney at Law
404 James Robertson Pkwy., Ste.1820
Nashville, Tennessee 37219
Telephone: 615/244-7707

BILL GARRETT, Davidson County
Trans:T20100015589 DEEDQC
Recvd: 03/17/10 11:23 2 pgs
Fees:12.00 Taxes:0.00
20100317-0020016

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
VICTOR A. RISCO BACA 813 Birchmill Point North Antioch, TN 37013	BAC Home Loans Servicing Attn: Correspondence Unit P O Box 5170 Simi Valley, CA 93062	175-06-0A-076.00CO

KNOW ALL MEN BY THESE PRESENTS:

That MARIA DEL COLON-RIVERA, (being one and the same as MARIA DEL CARMEN COLON RIVERA), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between VICTOR A. RISCO BACA (being one and the same as VICTOR AUGUST RISCO BACA), Plaintiff, and MARIA DEL COLON-RIVERA, (being one and the same as MARIA DEL CARMEN COLON RIVERA), Defendant, does hereby demise, release and forever quitclaim unto the said VICTOR A. RISCO BACA, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, within the corporate limits of the City of Antioch and being described as follows, to wit:

> Being all of Lot No. 130 (One Hundred Thirty) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20060824-0104545, said Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> BEING a portion of the same property conveyed to VICTOR A. RISCO BACA and MARIA DEL COLON-RIVERA, Husband and Wife, by deed from Old South Properties, Inc., a Tennessee Corporation., of record in Instrument 20080703-0068867, Register's Office for said County.
>
> This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20060824-0104545, all of said Register's Office.

The said VICTOR A. RISCO BACA hereby assumes, agrees to pay and agrees to hold MARIA DEL COLON-RIVERA harmless from one original Deed of Trust Note in favor of Mortgage Investors Group, said note bearing an unpaid principal balance of $156,652.00, as evidenced by a Deed of Trust of record in Instrument 20080703-0068868, Register's Office, Davison County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 813 Birchmill Point North, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of March, 2010.

MARIA DEL COLON-RIVERA

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARIA DEL COLON-RIVERA, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 16th day of March, 2010.

NOTARY PUBLIC

EVELINA V PETKOVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: March 10, 2012

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

VICTOR A. RISCO BACA
Affiant

Sworn to and subscribed before me this 16 day of March, 2010.

NOTARY PUBLIC

My Commission Expires: March 10, 2012

EVELINA V PETKOVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared from information provided by the parties.