MAP 133-6-277, PARCEL

Recording Information
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This Instrument Prepared by:

C. Diane Crosier
Attorney at Law
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Robyn Yvonne Lewis 218 Wheeler Avenue Nashville, TN 37211	Robyn Yvonne Lewis 218 Wheeler Avenue Nashville, TN 37211	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, TN 37204

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 18th day of June, 2010, by and between **ALVARO A. GARCIA**, hereinafter referred to as "Party of the First Part", and **ROBYN YVONNE LEWIS**, hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, her heirs and assigns, all his right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Part of Lot 38 Hinchey Petway Property, or record in Plat Book 8250, page(s) 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALVARO A. GARCIA and ROBYN GARCIA, HUSBAND AND WIFE, by deed of record as Instrument No. 20031126-0172067, said Register's Office.

Robyn Yvonne Lewis AKA Robyn Garcia (RL)

THIS IS IMPROVED PROPERTY KNOWN AS 218 Wheeler Avenue, Nashville, TN 37211.

To have and to hold the said tract parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, out heirs, successors, assigns and representatives, to warrant and forever defend the title to said land and to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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. (RL)

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set his signature, this the 18th day of June, 2010.

ALVARO ALBERTO GARCIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, MARK BESS, a Notary Public in and for said county and state, the within named **ALVARO ALBERTO GARCIA**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 18TH day of JUNE, 2010.

My Commission Expires:
SEPT 8. 2013.

Notary Public

MARK BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE TAX on this transfer is exempt under the provisions of Tennessee Code Annotated §67-4-409, et seq.

Affiant

SWORN TO and subscribed before me on this the 18th day of June, 2010.

My Commission Expires:
SEPT 8. 2013

Notary Public

MARK BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013