{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Michael S. Bligh	{	}
{Trustee,	{ New Owner	}
{Lara Guerrero Revocable Living	{	} 119-06-0-327.00
{Trust	{	}
{392 Harding Place Ste 250	{	}
{Nashville, TN 37211	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney, 109 Kenner Avenue, }
{Suite 201, Nashville, Tennessee 37205, This instrument was prepared from information }
{furnished by the parties hereto and was prepared without the benefit of a title examination}

QUITCLAIM DEED

Know all persons by these presents, Francisco Lara Guerrero and wife, Maria T. Lara Ochoa (hereinafter collectively referred to as the "Grantors") does hereby quitclaim, bargain, sell and convey unto Michael S. Bligh, Trustee of the Lara Guerrero Revocable Living Trust (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 10305, Page 593, Said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Francisco Lara Guerrero and wife, Maria T. Lara Ochoa by Warranty Deed from Gary C. Baker as recorded in Instrument No. 20070724-0087544 in the Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 248 Bell Rd, Nashville TN, 37217

BILL GARRETT, Davidson County
Trans:T20100048164 DEEDQC
Recvd: 08/04/10 16:16 4 pgs
Fees:22.00 Taxes:0.00
20100804-0061530

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(Subscribed and sworn to before me
(this 27 day of April, 2010.
(
(My Commission Expires: 11-7-12
(

Natalie J. Meador
Affiant

Notary Public

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Witness my hand this 27 day of April, 2010.

Francisco Lara Guerrero
BY: Maria T. Lara his Attorney in Fact

Francisco Lara Guerrero
By: Maria T. Lara, his attorney in fact
M.T.L.O

Maria T Lara Ochoa
Maria T. Lara Ochoa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named MARIA T. LARA OCHOA, AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR FRANCISCO LARA GUERRERO, the bargainor, 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 27 day of April, 2010.

Notary Public

My Commission Expires: 11-7-12

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

1. He/she/they is/are the Settlor(s) of the Michael S. Bligh, Trustee of the Lara-Guerrero Revocable Living Trust under a trust agreement dated 27th day of April 2010 which was the date of its execution.

2. The Settlor's address is: 248 Bell Rd., Nashville Tennessee 37217

3. The name(s) and address(es) of all persons who are now trustees are as follows:

   Michael S. Bligh 392 Harding Place Ste 250, Nashville, Tennessee 37211

4. The name(s) and address(es) of all persons and successor trustees who are not now trustees of the trust are as follows:

   Douglas Dominguez or Rosie Dominguez 3724 Priest Lake Drive Nashville TN 37217

5. The trust affect real property legally described as:

   Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 10305, Page 593, Said Register's Office for said County, to which reference is made for a more complete description.

   Being the same property conveyed to Francisco Lara Guerrero and wife, Maria T. Lara Ochoa by Warranty Deed from Gary C. Baker as recorded in Instrument No. 20070724-0087544 in the Register's Office for Davidson County, Tennessee.

   This is improved real property commonly known as 248 Bell Rd, Nashville, TN, 37217

6. The trust, in its current form, provides in pertinent part as follows:

   POWERS OF THE TRUSTEE

   The Trustee shall have the powers to provided in the Estates and Protected Individuals Code (EPIC), as amended (1998 PA 386, MCL 700.1101, et seq.), including the right to renounce or disclaim any interest on behalf of the Trust, which the Settlor(s) incorporates by reference as EPIC exists on the date of this Trust, except as other provisions of this Trust specifically provide to the contrary. The Trustee may exercise any power or take any action which a prudent person would do or perform during trust administration without court or other authorization, including, but not limited to:

   The power to sell, exchange, give options upon, partition, lease, mortgage, pledge or convey any real or personal property in the Trust upon such terms as the Trustee determines to be appropriate.

   GOVERNING LAW

The governing law provision of the trust, in its current form, provides in pertinent part as follow: Tennessee law shall govern the administration and interpretation of this Trust.

7. The trust agreement is revocable and may be revoked or amended with regard to the provisions described in this certificate of trust existence and authority as follows:

   This Trust Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by a written agreement signed by the Trustee and the Settlors or their designees.

   Trust Irrevocable on Death of Settlor(s): On the death of the Settlor(s), this Trust shall be irrevocable.

8. Manner of Taking Title to the Trust Property. Assets transferred into this trust shall be titled to Michael S. Bligh, Trustee of the Lara-Guerrero Revocable Living Trust.

9. The agreement creating the trust, as amended, remains in full force and effect.

Dated: 27th day of April 2010

Francisco Lara Guerrero
BY: Maria T. Lara his Attorney in fact
Settlor, Francisco Lara-Guerrero
By: Maria T. Lara, his attorney in fact

Maria T. Lara
Settlor, Maria T. Lara

Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 27th day of April 2010 by Maria T. Lara, as an individual and as attorney in fact for Francisco Lara-Guerrero, Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, Davidson County, State of Tennessee

My commission expires 7 day of November, 2012 County of Davidson acting in Davidson County.

Prepared by:
Flor Melgar under the direction of
Francisco Lara-Guerrero
Maria T. Lara

After recording return to:

Michael S. Bligh, Trustee
392 Harding Place Ste 250
Nashville Tennessee 37211

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012