BILL GARRETT, Davidson County
Trans:T20100048164 DEEDQC
Recvd: 08/04/10 16:20 4 pgs
Fees:22.00 Taxes:0.00
20100804-0061534

THIS INSTRUMENT
PREPARED BY:
McCann Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE,
COUNTY OF DAVIDSON
The actual consideration or value,

whichever is greater, for this transfer is $0.00.

Natalie J. Meador
AFFIANT

Subscribed and sworn to before me
this 28 day of June, 2010.

NOTARY PUBLIC
My Commission Expires 4-7-12

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Ramirez-Castro
Revocable Living Trust
2629 Woodberry Drive
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner

Map/Parcel: 096-05-0-153.00

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

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rafael Ramirez Castro,** unmarried, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Michael S. Bligh, Trustee of the Ramirez-Castro Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Woodberry Park, as of record in Book 2144, page 117, Register's Office for said County.

Said Lot fronts at a point in the southerly margin of Woodberry Drive at the common corner of Lots 188 and 189; thence with said line southwardly 113 feet to a point; thence 114.7 feet westwardly to a point; thence northwardly with the easterly margin of Sonoco Drive 114.3 feet to the beginning of a curve; thence with said curve northeastwardly 39.3 feet to a point; thence with the southerly margin of Woodberry Drive 99.0 feet to the point of beginning.

Being the same property conveyed to Rafael Ramirez Castro, unmarried, by Warranty Deed, from Norbert Bond, married , of record in Instrument No. 20060823-0103883, Dated August 2, 2006, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28 day of June, 2010.

Rafael Ramirez-castro by Aureliano Valdovinos-Rincón as POA

Rafael Ramirez-Castro by Aureliano Valdovinos-Rincon as POA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rafael Ramirez Castro by Aureliano Valdovinos-Rincon as POA, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 28 day of June, 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 Ramirez-Castro Revocable Living Trust under a trust agreement dated 28th day of June 2010 which was the date of its execution.

2. The Settlor's address is: 2629 Woodberry Drive, Nashville TN 37214

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

   Michael S. Bligh 392 Harding Place #250, Nashville, TN 27211

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 3724 Priest Lake Drive Nashville TN 37217
   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. 188 on the Plan of Woodberry Park, as of record in Book 2144, page 117, Register's Office for said County.

Said Lot fronts at a point in the southerly margin of Woodberry Drive at the common corner of Lots 188 and 189; thence with said line southwardly 113 feet to a point; thence 114.7 feet westwardly to a point; thence northwardly with the easterly margin of Sonoco Drive 114.3 feet to the beginning of a curve; thence with said curve northeastwardley 39.3 feet to a point; thence with the southerly margin of Woodberry Drive 99.00 feet to the point of beginning.

Being the same property conveyed to Norbert Bond by deed from Rose Trimble Drake by deed of record in Book 9311, page 274, Register's Office for Davidson County, Tennessee.

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: TN 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 Michael S. Bligh ,Trustee of the Ramirez-Castro Revocable Living Trust.

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

Dated: 28th day of June 2010

Rafael Ramirez-castro by Aureliano Valdovinos-Rincon as POA

Settlor, Rafael Ramirez-Castro by Aureliano Valdovinos-Rincon as POA

Settlor,

Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 28th day of June 2010 by Rafael Ramirez-Castro by Aureliano Valdovinos-Rincon as POA, 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.

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

Prepared by:
Flor Melgar under the direction of
Rafael Ramirez-Castro

After recording return to:

Michael S. Bligh
392 Harding Place #250
Nashville TN 27211