BILL GARRETT, Davidson County
Trans:T20100056995 DEEDQC
Recvd: 09/10/10 14:33 3 pgs
Fees:17.00 Taxes:0.00
20100910-0072218

THIS INSTRUMENT PREPARED BY:
Michael K. Radford, Esq.
FLYNN & RADFORD, ATTORNEYS, P.C.
Suite 150 Seven Springs I
320 Seven Springs Way
Brentwood, TN 37027

ADDRESS NEW OWNER:

Humberto Magana
2715 Druid Drive
Nashville, TN 37210

MAP-PARCEL:

Map: 119-10
Parcel: 58

SEND TAX BILLS TO NEW OWNER AS ABOVE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Angelica Maria Magana, hereinafter called the Grantor, do hereby quitclaim and convey unto Humberto Magana, hereinafter called the Grantee, his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> BEING Lot No. 55 on the Plan of Hidden Acres, of record in Plat Book 1130 at page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Humberto Magana Aquilar and wife, Angelica M. Magana, from William F. Stewart and Sarah Dutton, husband and wife, by correction deed re-recorded as Instrument No. 20010316-0025580, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

THIS INSTRUMENT PREPARED BY: MICHAEL K. RADFORD, Attorney at Law, Suite 150, Seven Springs I, 320 Seven Springs Way, Brentwood, TN 37027 who does not certify matters of title, description and survey by this deed. This deed was prepared solely from information furnished by the parties.

This is improved property known as 2715 Druid Drive, Nashville, Tennessee 37210.

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 the 4 day of Jun., 2008.

Angelica M. Magana

Angelica M. Magana

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of June, 2008, before me personally appeared Angelica M. Magana, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and who executed the foregoing instrument as her free act and deed by signing her name thereto.

Witness my hand and seal, at office, this 4th day of June, 2008.

Notary Public

My Commission Expires:

9-25-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

SWORN TO and subscribed before me this 9th day of September, 2010.

NOTARY PUBLIC

My commission expires: 8/23/11.

CATHY R. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON