BILL GARRETT, Davidson County
Trans:T20100075511 DEEDQC
Recvd: 12/01/10 09:20 2 pgs
Fees:12.00 Taxes:0.00
20101201-0095313

Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

State of CALIFORNIA
County of ORANGE

The actual consideration or value whichever is greater, for this transfer is $0.00

(Affiant)

ABDUL KALIM
COMM. # 1800454
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUL. 2, 2012

Notary
My Commission Expires: July 2, 2012

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE PARTIES HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS, TENNESSEE TITLE SERVICES, LLC FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Ashley Kimberly Batres Leiva 543 Rural Hill Road Nashville, TN 37217	NEW OWNER	136-13-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Miguel Batres, a single man**, has this day bargained and sold, and does hereby transfer and convey unto **Ashley Kimberly Batres Leiva, a single woman**, the Grantee(s) herein, her (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87 & 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Miguel Batres by Special Warranty Deed from US Bank National Associateion, as Trustee for the holders of MASTR Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact Wells Fargo Bank, N.A., of record in Instrument No. 20100805-0061612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 543 Rural Hill Road, Nashville, Tennessee 37217

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of ~~October~~ Nov., 2010.

Miguel Batres

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Miguel Batres,** 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, at COSTA MESA, ~~Tennessee~~ CALIFORNIA this 29 day of ~~October,~~ Nov. 2010.

Commission Expires: July 2, 2012

Notary Public

ABDUL KALIM
COMM. # 1800454
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUL. 2, 2012