BILL GARRETT, Davidson County
Trans:T20120000082 DEEDQC
Recvd: 01/03/12 09:43 2 pgs
Fees:12.00 Taxes:0.00
20120103-0000134

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11883

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Manuel D. Licon, Sr.,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Manuel D. Licon, Sr. and Margarita G. Licon, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 1004 Elvira Avenue, Nashville, TN 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being parts of Lots "F" and "G" or Lot 10 on the corrected Plan of E.J. Childer's Subdivision of the H.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly side of Elvira Avenue, 96 ½ feet east of the southeast corner of Elvira Avenue and Anderson Place; running thence south and parallel with said Anderson Place 180 feet, more or less; thence east 48 feet to a point; thence north and parallel with said Anderson Place 180 feet, more or less, to a point in the southerly margin of Elvira Avenue; thence west with the southerly margin of Elvira Avenue, to the point of beginning.

BEING the same property conveyed to Manuel D. Licon, Sr. by Warranty Deed from R.C. Lamb dated 3/16/95 and recorded 3/17/95 in Book 9620, Page 696, Register's Office for Davidson County, Tennessee.

M.D.L. SR.
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 16th day of December, 2011.

Manuel D. Licon, SR.
Manuel D. Licon, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of December, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Manuel D. Licon, Sr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

My Commission Expires: 1-6-15

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Debbie Bailey
Affiant

Subscribed and sworn to before me this 16th day of December, 2011.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Tax/Map ID & Parcel:
072-06-0-128.00

New Owners:
Manuel D. and Margarita G. Licon
1004 Elvira Avenue
Nashville, TN 37216

Send Tax Bills to :
SAME / NEW OWNER