QUIT CLAIM DEED

PICK-UP

Davidson County DEEDQC
Recvd: 03/31/03 10:30 2pgs
Fees:12.00 Taxes:0.00
20030331-0041630

ADDRESS OF NEW OWNER AND
SEND TAX BILLS:

Virginia R. Studer
1615 17th Avenue South
Nashville, Tennessee 37212

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned CHARLES L. STUDER, now a single person, for and in consideration of the Marital Dissolution Agreement, which was incorporated in a Final Decree of Divorce entered by the Davidson County, Tennessee Circuit Court on January 29, 2003, between the parties, do hereby bargain, sell, release, remise, quit claim and convey unto VIRGINIA R. STUDER, her heirs, successors, and assigns, all of my right, title, and interest in and to the following described real estate:

> Land in Davidson County, Tennessee, being part of Lot No. 58 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning on the westerly margin of 17th Avenue, South, formerly Addition Avenue, 100 feet southerly from the north line of said Lot No. 58; thence southerly with the westerly margin of said Avenue 60 feet; thence at right angles westerly 164 ½ feet to the center of an alley; thence with the center of said alley northerly 60 feet; thence easterly 164 ½ feet to the point of beginning.
>
> Being the same property conveyed to Charles L. Studer and Wife, Virginia R. Studer, Trustees U/A/D February 04, 1994 from Charles Studer and Wife, Virginia R. Studer, individually, by deed of record in Book 9250, Page 713, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles L. Studer and Wife, Virginia R. Studer, individually January 15, 2003 from Charles Studer and Wife, Virginia R. Studer Trustees U/A/D, by deed of record in Instrument No. 20030115-0006354, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1615 17th Avenue South, Davidson County, Tennessee.

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

Witness my hand this 11th day of FEBRUARY 2003.

Charles L. Studer
CHARLES L. STUDER

STATE OF FLORIDA,

COUNTY OF VOLUSIA.

Personally appeared before me, the undersigned, a notary public, in and for said County and State, CHARLES L. STUDER, the within named bargainor, with whom I am personally acquainted or who proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of FEBRUARY 2003.

Notary Public MARY ANN FARMER

My Commission Expires: 09/25/2004

Mary Ann Farmer
MY COMMISSION # CC955785 EXPIRES
September 25, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF FLORIDA,

COUNTY OF VOLUSIA.

I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under TCA 67-4-409(a)(3)(E).

Affiant

Sworn to and subscribed before me, this 11th day of FEBRUARY 2003.

Notary Public MARY ANN FARMER

My Commission Expires: 09/25/2004

Mary Ann Farmer
MY COMMISSION # CC955785 EXPIRES
September 25, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES BY:

Cynthia M. Odle
United Artists Tower, Suite 203
50 Music Square West
Nashville, Tennessee 37203
Telephone: (615) 320-6566
Facsimile: (615)320-1957