THIS INSTRUMENT PREPARED BY:

D. W. McMackin
213-A Ward Circle, Suite 104
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 10/15/03 16:05 3pgs
Fees:17.00 Taxes:0.00
20031015-0153140

**QUITCLAIM DEED**

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Christopher J. Page<br>30501 Portside Place<br>Agoura Hills, CA 91301 | Same | Map & Parcel No.<br>104-4D-10CO (Tract 1)<br>104-4D-11CO (Tract 2) |

This quitclaim deed made and entered into on this the 9th day of ~~September~~ OCT, 2003, between Mary Ann Mattiello, hereinafter referred to as Grantor, and Christopher J. Page, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto the Grantee, Mary Ann Mattiello, does hereby quitclaim unto Christopher J. Page, his heirs and assigns, all of her right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

Tract 1

Being Unit No. 8 (1018–17th Avenue, South) on the Plan of LINCOLN COURT HOMEOWNERS ASSOCIATION, as described in Master Deed of record in Book 6942, page 585, Register's Office, Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto, as amended by First Amendment to Master Deed of record in Book 7357, page 854, said Register's Office, to all of which reference is made.

Being the same property conveyed to Christopher J. Page and wife, Mary Ann Mattiello, by warranty deed dated September 26, 1988, from S & C Joint Venture, a Tennessee Joint Venture, of record in Book 7668, page 801, re-recorded in Book 7709, page 245, Register's Office, Davidson County, Tennessee.

Tract 2

Being Unit No. 11 (1018-17th Avenue, South) on the Plan of LINCOLN COURT HOMEOWNERS ASSOCIATION, as described in Master Deed of record in Book 6942, page 585, Register's Office, Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto, as amended by First Amendment to Master Deed of record in Book 7357, page 854, said Register's Office, to all of which reference is made.

Being the same property conveyed to Christopher J. Page and wife, Mary Ann Mattiello, by warranty deed dated September 26, 1988, from S & C Joint Venture, a Tennessee Joint Venture, of record in Book 7668, page 819, re-recorded in Book 7709, page 247, Register's Office, Davidson County, Tennessee.

The above legal descriptions are identical to the legal descriptions in the previous deeds of record.

This is improved property known as Units 8 and 11, 1018 – 17th Avenue, South, Nashville, Tennessee 37212.

The said Christopher J. Page and Mary Ann Mattiello are now divorced by Judgment of Dissolution of Marriage entered in the Ventura County Superior Court, State of California, dated April 29, 2002, being Cast No. SD024988, and this conveyance is a further division of the marital estate pursuant to the terms of the Judgment of Dissolution of Marriage, with all rights, hereditaments and appurtenances thereunto appertaining.

WITNESS My hand this the 9th day of ~~September~~ Oct, 2003.

MARY ANN MATTIELLO

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Mattiello, the within named bargainor, ~~with whom I am personally acquainted~~, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of ~~September~~ Oct, 2003.

NOTARY PUBLIC

My Commission Expires: Apr 22, 2007

JON F. McGILL
COMM. #1413026
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 22, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual monetary consideration for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this 13th day of September, 2003.

NOTARY PUBLIC
My Commission Expires_____

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES:
AUGUST 25, 2005