THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDQC
Recvd: 07/26/05 15:51 2 pgs
Fees:12.00 Taxes:0.00
20050726-0087146

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Mark Richards 816 Stalcup Court Franklin, Tennessee 37067	New owner	131-06-O-D-518.00 CO

Nina Skruber, Administrator C.T.A. of the Estate of Richard Skruber ("Grantor"), by the power conferred by the Last Will and Testament of Richard Skruber, a copy of which is attached as Exhibit A, and every other power, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to Mark Richards, of 816 Stalcup Court, Franklin, Williamson County, State of Tennessee, hereinafter called the Grantee, the following real property:

Land in Davidson County, Tennessee, being Unit No. 518 of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, page 70, and as amended Amendments of record in Book 6739, page 701, in Book 6824, page 298, in Book 6890, page 963, in Book 6903, page 351, in Book 6911, page 827, and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed, as amended, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard Skruber by deed from Cathy E. Ivey of record in Book 10068, page 131, Register's Office of Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof of record in Book 6690, page 119, and as amended in Book 6911, page 827, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record aforementioned, said Register's Office; Declaration of Restrictions, of record in Book 6326, page 588, said Register's Office; Declaration of Covenants of Burton Hills, of record in Book 6517, page 522, as amended in Book 6691, page 593, second amendment in Book 6778, page 532, third amendment in Book 6778, page 536, and fourth amendment in Book 6911, page 120, fifth amendment in Book 7046, page

520, sixth amendment in Book 7076, page 691, seventh amendment in Book 7146, page 188, and eighth amendment in Book 9882, page 733, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The Property is conveyed subject to such other limitations, restrictions, and encumbrances as may affect the Property.

Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.

Witness my hand this the 25th day of July, 2005.

"GRANTOR"

ESTATE OF RICHARD SKRUBER

BY: Nina A. Skruber
NINA SKRUBER, ADMINISTRATRIX C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforementioned, personally appeared Nina Skruber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the duly appointed Administrator C.T.A. of the Estate of Richard Skruber, the within named bargainor, and that she as such Administrator C.T.A. executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Administrator C.T.A.

Witness my hand and official seal at Nashville Davidson County, Tennessee, this 25th day of July, 2005.

Tonya R. Mastin
NOTARY PUBLIC

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: My Commission Exp. May 24, 2008

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Mark Richard
AFFIANT

Subscribed and sworn to before me, this the 18th day of July, 2005.

Michelle White
NOTARY PUBLIC

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires: March 13, 2006