NAME & ADDRESS OF NEW OWNER:
RYAN PHILLIP BURKHOLDER
1213 Brenner Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
PHH Mortgage Service
3000 Leadenhall Road
Mount Laurel, New Jersey 08054

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE
2409 Hillsboro Road, Suite 200
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 02/28/06 09:23 2 pgs
Fees:12.00 Taxes:0.00
20060228-0022746

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 27 day of January, 2006, by and between ELIZABETH SWIHART BURKHOLDER, party of the first part of Davidson County Tennessee, and RYAN PHILLIP BURKHOLDER, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property ordered by that Court in the matter of Burkholder v. Burkholder, Davidson County Eighth Circuit Court No. 05D-3841, the party of the first part gives, transfers, assigns, conveys, and quitclaims (subject to that certain lien retained pursuant to Final Decree of Divorce entered in January 2006, No.05D-3841, Eighth Circuit Court for Davidson County, Tennessee) unto the party of the second part, all her right, title and interest in and to the tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase 3, Southampton, as of record in Plat Book 5200, pages 689 and 690, Registrar's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Elizabeth S. Burkholder and husband, Ryan P. Burkholder, by deed from Cecilia M. Robicheaw, unmarried of record at Instrument Number 20010706-0072149, Register's Office for Davidson County, Tennessee.

This is improved property known as 1213 Brenner Drive, Nashville, TN 37221.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature the day and date first above written.

ELIZABETH SWIHART BURKHOLDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **ELIZABETH SWIHART BURKHOLDER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 27th day of January, 2006.

NOTARY PUBLIC

My commission expires: 3/25/06

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2006.

NOTARY PUBLIC

My commission expires: 3/21/09