THIS INSTRUMENT PREPARED BY:
Ralph Z. Levy, Jr., Esq.
Frost Brown Todd, LLC
424 Church Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/05/07 09:57 3 pgs
Fees:17.00 Taxes:0.00
20070305-0026505

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:	Property:
SHIRLEY A. ZEITLIN QUALIFIED PERSONAL RESIDENCE TRUST Bruce D. Zeitlin, Trustee 4301 Lillywood Road Nashville, Tennessee 37215	Same	116 11 0 059.00	4301 Lillywood Rd. Nashville, TN 37215

THIS QUITCLAIM DEED, executed this 24 day of January, 2007, between Shirley A. Zeitlin, 4301 Lillywood Road, Nashville, Tennessee ("Grantor"), and SHIRLEY A. ZEITLIN QUALIFIED PERSONAL RESIDENCE TRUST dated Jan. 24, 2007 ("Grantee");

THAT THE GRANTOR, for and in consideration of the sum of One Hundred and No/100 ($100.00) Dollars, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantee all the right, title, interest claim and demand which the Grantor has in and to the following described properties lying and being in the County of Davidson, State of Tennessee, and as further described in Exhibit A attached hereto.

Being the same property held by Martin L. Zeitlin and wife, Shirley A. Zeitlin, as tenants by the entirety and then by Shirley A. Zeitlin upon the death of Martin L. Zeitlin on September 24, 2005.

This includes both improved and unimproved property known as 4301 Lillywood Road, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those as shown on the recorded plan as to such property.

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the 24th day of January, 2007.

"GRANTOR"

Shirley A. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shirley A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Grantor.

Witness my hand at office this 24th day of January, 2007.

Notary Public

My Commission Expires:
1/24/2009

JEANNE FAWBUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN to before me, this 31st day of January, 2007.

Notary Public

My Commission Expires

CAROL M. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Exhibit "A"

Property Description

4301 Lillywood Road, Nashville, Tennessee

Being lot "A" on the Plan showing Re-subdivision of lots Nos. 17, 22, 23 and 24 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 2330, page 12, Register's Office for Davidson County, Tennessee. Said lot "A" fronts 200 feet on the southerly side of Lillywood Road, formerly Third Street, and extends back between parallel lines, with the westerly margin of an unimproved road, called Glenside Avenue, 200 feet to an alley.

Being part of the property conveyed to Martin L. Zeitlin and wife, Shirley A. Zeitlin, by deed from Martin L. Zeitlin and Joe Zeitlin, partners, D/B/A Martin Construction Company, dated August 14, 1956, and recorded in book 2590, page 625, said Register's Office.