QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 20TH day of MARCH, 2007, by and between

STEVEN M. RUST and DEBRA J. RUST, F/K/A DEBRA J. MCCOSKEY,

Hereinafter referred to as Grantor, and

STEVEN M. RUST and DEBRA J. RUST, husband and wife,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 20050404-0036033, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

STEVEN M. RUST

DEBRA J. RUST, F/K/A
DEBRA J. MCCOSKEY

Davidson County DEEDQC
Recvd: 03/29/07 14:30 3 pgs
Fees:17.00 Taxes:0.00
20070329-0037760

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, STEVEN M. RUST, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 20TH day of MARCH, 2007.

Notary Public
Commission expires: 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEBRA J. RUST, F/K/A DEBRA J. MCCOSKEY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 20TH day of MARCH, 2007.

Notary Public
Commission expires: 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Affiant

Subscribed and sworn to before me this 20TH day of MARCH, 2007.

Notary Public
Commission Expires 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO: owner	PROPERTY ADDRESS:
IREP NBU	STEVEN M. RUST	8139 Bonnafair Drive Hermitage, TN 37076
290 Bilmar Drive	8139 Bonnafair Drive	MAP PARCEL NO.:
Pittsburgh, PA 15205	Hermitage, TN 37076	74-04 97.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 38 ON THE PLAN OF SECTION TWELVE, HEMITAGE HILLS, OF RECORD IN PLAT BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM JOEY MCCARTER TO STEVEN M. RUST AND DEBRA J. MCCOSKEY, BY DEED RECORDED APRIL 4, 2005 IN INSTRUMENT NO. 20050404-0036033, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

Our File No. 071165 ©