Davidson County DEEDQC
Recvd: 04/10/07 09:53 3 pgs
Fees:22.00 Taxes:0.00
20070410-0042403

This Instrument Prepared By:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

FROM:

Margaret H. Fitzgerald
3915 Trimble Rd., Nashville, TN 37215

FROM:

Gary S. Rubenstein, Trustee
501 Union St., #700, Nashville, TN 37219

AND

TO:

Gary S. Rubenstein, Trustee
501 Union St. #700, Nashville, TN 37219

TO:

Margaret H. Fitzgerald
3915 Trimble Rd., Nashville, TN 37215

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Margaret H. Fitzgerald	Same	BM08479
3915 Trimble Road		
Nashville, TN 37215		Map 130-7 Parcel 111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Margaret H. Fitzgerald
Affiant

SWORN TO AND SUBSCRIBED before me this the 6 day of April, 2007.

Notary Public

My Commission Expires: January 24, 2009

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of $1.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part, Margaret H. Fitzgerald, quitclaims unto the Party of the Second Part, Gary S. Rubenstein, Trustee, all her rights, title and interests in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Two tracts or parcels of land in Davidson County, Tennessee described as follows:

TRACT NO. 1: Being parts of Lots Nos. 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, being the westerly 50 feet of Lot No. 4 on the unrecorded plan of Fitzpatrick's Resubdivision of Lots Nos. 214, 215, 216 and part of 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin go Trimble Road, at the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, page 573, said Register's office; thence with the southerly margin of said Road, eastwardly 50 feet; thence southwardly 302.9 feet, more or less, to the northerly boundary line of Lot No. 3 on said Fitzpatrick's unrecorded plan; thence with said line, westwardly 50 feet to the Southwest corner of said Lot No. 4; thence northwardly 302.9 feet, more or less, to the beginning.

TRACT NO. 2: Being parts of Lots Nos. 210, 211 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to an unrecorded revised plan, as follows:

Beginning on the southerly margin of Trimble Road at its intersection with the westerly line Lot No. 217; thence with the westerly line of Lots Nos. 217 and 216, southwardly 265.9 feet to the common corner of Lots Nos. 211, 212, 215 and 216; thence with the line between Lots Nos. 211 and 212, westwardly 100 feet; thence northwardly and parallel with the westerly line of Lots Nos. 216 and 217, 247 feet, more or less, to the southerly margin of Trimble Road; thence with said Road, eastwardly 101 feet, more or less, to the beginning.

Being the same property conveyed to Margaret H. Fitzgerald by Richard H. Fitzgerald of record in Book 10353, page 269, Register's Office of Davidson County, Tennessee.

This is improved property known as 3915 Trimble Road, Nashville, TN 37215

AND, NOW, I, the said Gary S. Rubenstein, Trustee, for the express purpose of providing a more accurate description based upon a survey by Kirk S. Duclos, TN Registered Surveyor #1936, Duclos Surveying & Design, Inc., Nolensville, Tennessee dated October 2, 2006, do hereby quitclaim and convey the same property herein above described and set forth, to which reference is hereby made, to Margaret H. Fitzgerald. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth and described as follows:

Being Land in the 99th Council District of Davidson County, Belle Meade, Tennessee and being the land conveyed to Margaret H. Fitzgerald of record in Deed Book 10353, Page 269, Register's Office for Davidson County, Tennessee. Being part of Lots #201, 211, 215, 216, 217 and part of 9th Street (now closed) on plan of part of Royal Oaks Land Company's Subdivision of the Baxter Tract as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee. Being generally located south of Trimble Road and East of Lynnwood Avenue and being more particularly described as follows:

Beginning at an iron pin (old) at the northeasterly corner Clint E. & Lacey E. Newman as of record in Instrument No.: 200512290155949, Register's Office for Davidson County, Tennessee and the southerly right-of-way line of Trimble Road;

Thence, with said southerly right-of-way line of Trimble Road the following calls:
N. 89° 26' 46" E. a distance of 99.38' to an iron pin (old);
N. 89° 21' 46" E. a distance of 49.74' to an iron pin (old) on the northwesterly corner of Richard & Lisa Rubinowicz as of record in Instrument No.: 200409280116813, Register's Office for Davidson County, Tennessee;

Thence, leaving said southerly right-of-way line of Trimble Road with the westerly line of said Richard & Lisa Rubinowicz, S. 06° 54' 46" W. a distance of 303.59' to an iron pin (old) on the north line of Heikki E & Lohrey Kostamaa of record in Instrument No.: 200507080079429, Register's Office for Davidson County, Tennessee.

Thence, with the north line of said Heikki E. & Lohrey Kostamaa N. 89° 41' 29" W. a distance of 49.82' to an iron pin (old) on the easterly line of Nancy S. Patterson as of record in Instrument No.: 200402130017377, Register's Office for Davidson County, Tennessee

Thence, with the lines of said Nancy S. Patterson the following calls:

N. 06° 48' 21" E. a distance of 40.93' to an iron pin (old);
N. 79° 06' 16" W. a distance of 101.79' to an iron pin (old) at the southeast corner of said Clint E. & Lacey E. Newman;

Thence, with said Clint E. & Lacy E. Newman N. 07° 41' 14" E. a distance of 241.89' to an iron pin (old); which is the point of beginning.

Having an area of 40,183 square feet or 0.92 acres more or less.

Being the same property conveyed to Margaret H. Fitzgerald of record in Deed Book 10353, Page 269, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of April, 2007.

Margaret H. Fitzgerald

Gary S. Rubenstein, Trustee

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret H Fitzgerald, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 6 day of April, 2007.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary S. Rubenstein, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 6th day of April, 2007.

Notary Public

ANNIE G. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08