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: 05/01/07 14:58 3 pgs
Fees:17.00 Taxes:0.00
20070501-0052000

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of May, 2007.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC

CAROL M. EVANS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s) As follows:	Send Tax Bills To:	Map-Parcel No.:	Property Address:
Judith Ruskin 113 Scott Avenue Nashville, Tennessee 37206	Same	118-2-69	801A Inverness Avenue Nashville, Tennessee 37204

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Richard E. Cohen and Ralph Z. Levy, Jr., being the Co-Executors of the Estate of Rubin Ruskin, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's duly probated Last Will and Testament of record with Instrument Number 6305/2203954, in the office of the Clerk of Chancery Probate Court of Davidson County, Tennessee, hereby releases, remises and quitclaims unto Judith Ruskin all of the right title and interest of the decedent and the decedent's estate in and to a certain tract of parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of May, 2007.

Richard E. Cohen, Co-Executor of the Estate of Rubin Ruskin, Deceased

Ralph Z. Levy, Jr., Co-Executor of the Estate of Rubin Ruskin, Deceased

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard E. Cohen, Co-Executor of the Estate of Rubin Ruskin, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within named instrument for the purposes therein contained in the capacity of Executor of said Estate.

Witness my hand, at office, this 1 day of May, 2007.

Notary Public

JANET DEE SHOUB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires: May 23, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Z. Levy, Jr., Co-Executor of the Estate of Rubin Ruskin, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within named instrument for the purposes therein contained in the capacity of Executor of said Estate.

Witness my hand, at office, this 1st day of May, 2007.

Notary Public

CAROL M. EVANS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible]

My Commission Expires JULY 21, 2007

EXHIBIT A

Being the easterly 40 feet of Lot No. 1 on the plan of R. A. Coleman's Subdivision of certain lots in the Thornton Tract, as of record in book 547, Page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 40 feet on the southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the northerly line of the Berry Land.

Being the same property conveyed to Emanuel Schatten, Rubin Ruskin and Mandell Cypress by deed from Melrose Riviera, Inc. of record in Book 5619, Page 238, Register's Office for said County.