This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

FROM
FEDERICA GRIMALDI

FROM
ROBERT A. ANDERSON

AND

TO
ROBERT A. ANDERSON

TO
FEDERICA GRIMALDI,
GIUSEPPE GRIMALDI and
VERINA BEGGI,
as Tenants by the entirety

Davidson County DEEDQC
Recvd: 08/02/07 10:54 3 pgs
Fees:17.00 Taxes:0.00
20070802-0091891

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
FEDERICA GRIMALDI, GIUSEPPE GRIMALDI and VERINA BEGGI 416 Summit Oaks Drive Nashville, TN 37221	FEDERICA GRIMALDI	128-16-0-B 045.00CO

For and in consideration of the sum of Ten and 00/100-------($10.00)----------DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, FEDERICA GRIMALDI, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto ROBERT A. ANDERSON, Trustee, his heirs, successors and assigns, all her right, title and interest in and to 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. 45, on the Plan of Summit Oaks, a Planned Unit Development, Phase One, of record in, Instrument No. 2002029-0011883, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Federica Grimaldi by deed from French River Development Company LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040121-0008052, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book , Page , Instrument No. 20020214-0019518, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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

This is improved property known as 416 Summit Oaks Drive, Nashville, Tennessee.

And now, I, the said ROBERT A. ANDERSON, Trustee, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim and convey a one-half undivided interest in the above described real property unto FEDERICA GRIMALDI, her heirs, successors and assigns, and a one-half undivided interest unto GIUSEPPE GRIMALDI and VERINA BEGGI, husband and wife, their heirs, successors and assigns, with all rights of survivorship. It is the intent of this instrument that the tenancy by the entirety of Giuseppe Grimaldi and Verina Beggi be one tenant in common with Federica Grimaldi as the other tenant in common with each tenant in common having all rights of survivorship. This property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 1st day of August, 2007.

FEDERICA GRIMALDI

ROBERT A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 5/22/2010

ANNE T. McLAURIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me ~~ANNE~~ ANNE T. McLAURIN, a Notary Public in and for said County and State, the within named FEDERICA GRIMALDI, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2007.

Notary Public

My Commission Expires: 5/22/2010

ANNE T. McLAURIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me ~~Anne~~ Anne T. McLaurin, a Notary Public in and for said County and State, the within named ROBERT A. ANDERSON, 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, this 1st day of August, 2007.

Notary Public

My Commission Expires: 5/22/2010

ANNE T. McLAURIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.