The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY AND VESTING OWNERSHIP IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME	MAP/PARCEL NUMBER:
Judith Scot-Smith Girgus and Sam B. Girgus, Tenants in Common 402 Lynwood Boulevard Nashville, Tennessee 37205		116-11/104

Davidson County DEEDQC
Recvd: 09/18/07 15:55 5 pgs
Fees:32.00 Taxes:0.00

20070918-0111844

THIS INDENTURE, made this 17th day of August, 2007, between SAM B. GIRGUS and wife, JUDITH SCOT-SMITH GIRGUS, as tenants by the entirety, of Davidson County, Tennessee ("Grantors"), MEREDITH M. GRIFFITH, Trustee, with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with her as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee") and SAM B. GIRGUS and JUDITH SCOT-SMITH GIRGUS, of Davidson County, Tennessee, as tenants in common, with a 25% undivided interest in fee simple to SAM B. GIRGUS and a 75% undivided interest in fee simple to JUDITH SCOT-SMITH GIRGUS("Grantees").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantors, by these present do hereby remise, release and forever quitclaim unto the Trustee, all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, and in consideration of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Trustee does hereby remise, release and forever quitclaim unto Grantees, in fee simple, all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantors that this conveyance shall vest in Grantees, through the Trustee, with a 25% undivided interest to SAM B. GIRGUS, and a 75% undivided interest to JUDITH SCOT-SMITH GIRGUS, as tenants in common in fee simple in Grantees in the real property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

The transfer of the real property described herein is being done in connection with asset balancing for estate planning purposes and is not intended as a gift of such property.

IN WITNESS WHEREOF, Grantors and Trustee have executed this Quitclaim Deed on the day and year first above written.

GRANTORS

JUDITH SCOT-SMITH GIRGUS

SAM B. GIRGUS

TRUSTEE

MEREDITH M. GRIFFITH
ATTORNEY

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 JUDITH SCOT-SMITH GIRGUS and SAM B. GIRGUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 17th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 MEREDITH M. GRIFFITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 17th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 11/24/07

JUNE P. HOUSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by entirety and that the actual consideration for this transfer is $0.00.

Affiant

Affiant

COUNTY OF WILLIAMSON
STATE OF TENNESSEE

Sworn to and subscribed before me this 17th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly part of Lot No. 96 on the Map showing the re-subdivision of Royal Oaks Land Company's Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 96 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between lines, 320 feet, more or less, on the northerly line and 300 feet on the southerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Sam B. Girgus and wife, Judith S. Girgus by deed of record in Book 8144, Page 241, Register's Office of Davidson County, Tennessee, dated June 29, 1990.