THIS INSTRUMENT PREPARED BY:

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424 CHURCH STREET, SUITE 2200
NASHVILLE, TN 37219
615-256-6666 615-254-4254-FAX

FROM: Ilonka Booyen-Duthie ("Grantor")

TO: Ian S. Duthie ("Grantee")
2948 Steamboat Drive
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 09/28/07 10:54 3 pgs
Fees:17.00 Taxes:0.00
20070928-0115719

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Ian S. Duthie 2948 Steamboat Drive Nashville, TN 37214	Same	Map 62-2-A Parcel 269.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a divorce, I, Ilonka Booyen-Duthie, by these presents, do hereby quitclaim and convey to Ian S. Duthie, his heirs and assigns, my entire undivided interest in and to the following described real property:

Land in Davidson County, Tennessee, being all of Lot No. 286, on the Final Plat, River Trace Estates, Phase I-Section 4 & 5, as shown by plat appearing of record in Plat Book 9700, Page 409, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ian S. Duthie and Ilonka Booyen-Duthie, husband and wife, by Warranty Deed dated November 5, 2004 of record in Instrument No. 20041109-0135181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter of River Trace Homeowners' Association of record in Book 6851, Page 363; Deed to Homeowners' Association of record in Book 7907, Page 168; Easement of record in Book 3959, Page 595; Transmission Line Easement of record in Book 1163, Page 341 and in Book 1163, Page

342; Flowage Easement of record in Book 2022, Page 83; Boundary Plat of record in Book 6250, Page 995; all matters shown on plat of record in Plat Book 9700, Page 409; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2948 Steamboat Drive, Nashville, Davidson County, Tennessee 37214

AND NOW, I, the said Ilonka Booyen-Duthie, do hereby quitclaim and convey unto Ian S. Duthie, his heirs and assigns, all of my interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 21 day of August 2007.

Ilonka Booyen-Duthie, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Casey Baldwin, a Notary Public in and for Davidson County, Tennessee, the within named Ilonka Booyen-Duthie, 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, on this the 21 day of August 2007.

Notary Public
My Commission Expires: 1-24-09

NOTARY PUBLIC
DAVIDSON COUNTY

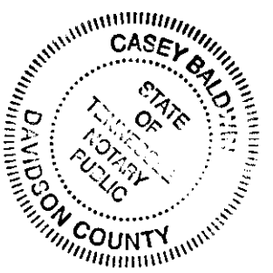
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ilonka Booyen-Duthie

Sworn to and subscribed before me on
this 21 day of August 2007

Notary Public
My Commission Expires: 12409



Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.