Davidson County DEEDQC
Recvd: 01/14/08 16:05 2 pgs
Fees:12.00 Taxes:0.00
20080114-0004303

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Lake Forest Homes, Inc.** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **Mordechai Minuskin and Tomer Minuskin, LLC** all his/her/it's right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 4, Section One of Phase One, Sunset Hills as of record in Plat Instrument/Book 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lake Forest Homes, Inc.by Warranty Deed from SAF Properties, a Tennessee General Partnership of record in Instrument Number 20070712-0082972, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20070607-0068102, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325, Register's Office for Davidson County, Tennessee.

Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.

Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this **31st** day of **December, 2007.**

Lake Forest Homes, Inc.
by: Mordechai Minuskin, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Mordechai Minuksin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Lake Forest Homes, Inc.** for the purpose therein contained, and who further acknowledge him/her self to be the **President** and being authorized by the board of directors and/or principals to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this **31st** day of **December, 2007.**

My Commission Expires: 3.20.10

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

The actual consideration for this transfer is $0

Amanda Hawkins
Affiant

Sworn and subscribed to me this **31st Day of December, 2007.**

My Commission Expires: 3-20-10

Notary Public

Property known as: Lot 4 Sunset Hills, Cane Ridge, TN 37013

Address of New Owner: Mordechai Minuskin P.O. Box 126, Lavergne, TN 37086

Send Tax Bills to: New Owner

Part of Map 182 Parcels 141 & 142; P/O Map 174 Parcels 120 & 8; P/O Map 182 Parcel 142

Prepared by: Service Escrow & Title, Inc.6001 Jackson Square Boulevard #700 Lavergne, TN 37086

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds