This instrument prepared by: Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address: Todd Mark Rubenstein
1432 Finnland Drive
Nashville, TN 37207

Send tax bills to: Same

Map-parcel numbers: 041-06-024.00

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. 07D-3446, and for the express purpose of creating a fee simple absolute title in my former Husband, Todd Mark Rubenstein, (hereinafter called "GRANTEE"), I, Melodie M. Rubenstein, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, Todd Mark Rubenstein, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, page 46, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Todd Mark Rubenstein and wife, Melodie M. Rubenstein, from Edwin V. Rubenstein and wife, Janice Rubenstein, by Quitdeed of record Instrument Number 20060911-0111978, Reference Warranty Deed in Book 10605, Page 502, Register's Office for Davidson County.
>
> This is improved property commonly known as 1432 Finnland Drive Nashville, TN 37207.
>
> This legal description is the same as the previous deed of record.

AND NOW, THEREFORE, I, the said Melodie M. Rubenstein, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Todd Mark Rubenstein, his heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Davidson County DEEDQC
Recvd: 02/08/08 09:07 2 pgs
Fees:12.00 Taxes:0.00
20080208-0013041

Witness my hand this 5th day of February, 2007.

Melodie M. Rubenstein

The actual consideration of value, whichever is greater, for this transfer is $ ~ 0 ~ .

MARILYN A. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, Melodie M. Rubenstein, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 5th day of February, 2007.

Marilyn A. Byrd
Notary Public

My commission expires: 3-29-09.

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Melodie M. Rubenstein

Subscribed and sworn to before me this 5th day of February, 2007.

Marilyn A. Byrd
Notary Public

My commission expires: 3-29-09

MARILYN A. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.