QUITCLAIM DEED

FROM: Benjamin Scott Folds

TO: Anne Frances Hynes

This Instrument Was Prepared By:
MARLENE ESKIND MOSES, ESQ.
MOSES & TOWNSEND, PLLC
101 Church Street, Suite 500
Nashville, Tennessee 37201

Address New Owner:
2214 Belmont Boulevard
Nashville, TN 37212

Send Tax Bills To:
Anne Frances Hynes
2214 Belmont Boulevard
Nashville, TN 37212

Map-Parcel No.:
Map 104-16
Parcel 357

Davidson County DEEDQC
Recvd: 02/15/08 08:35 3 pgs
Fees:17.00 Taxes:0.00

20080215-0015119

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled BENJAMIN SCOTT FOLDS vs. ANNE FRANCES HYNES, Case No. 06D-3269 of Davidson County, Tennessee and that there was no other consideration given for the transfer.

GRANTEE, Anne Frances Hynes

Sworn to and subscribed before me, this 14th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: November 7, 2011

ELLEN B. McDANIEL
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 7, 2011

This transaction is exempt from tax pursuant to *T.C.A.* § 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Eighth Circuit Court for Davidson County, Tennessee, Benjamin Scott

Folds has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Anne Frances Hynes, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the northerly 33 feet front of Lot No. 124 and the southerly 17 feet front of Lot No. 125 on the Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.

Beginning on the easterly margin of Belmont Boulevard 50 feet north of the southwest corner of Lot 124; thence eastwardly parallel with and 50 feet north of the southerly line of said lot, 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to a point 10 feet north of the southeast corner of said Lot No. 125; thence westwardly 186 feet, more or less to the easterly margin of Belmont Boulevard at a point 17 feet north of the southwest corner of said Lot No. 125; thence with the easterly margin of said Boulevard, southwardly 50 feet to the beginning.

BEING the same property conveyed to Benjamin S. Folds by deed from Michael Jeansonne and wife, Melanie Jeansonne, of record in Instrument number 20020903-0105856, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to a Final Decree of Divorce entered in the cause of Folds vs. Hynes, No. 06D-3269, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of 2214 Belmont Boulevard, Nashville, TN 37212.

Witness my hand this 7 day of November 2007.

GRANTOR, Benjamin Scott Folds

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Benjamin Scott Folds, personally appeared before me, a Notary Public of said County and State, 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 7 day of November 2007.

Pamela G. Rice
NOTARY PUBLIC

PAMELA G. RICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-19-09

My Commission Expires:

9-19-09

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARLENE ESKIND MOSES, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.