This instrument prepared by and return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, Tennessee 37212

Map & Parcel: 114-14-A-70.00 CO

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, **Mary Frances Rudy,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Premawathie Thiagarajah and Guitar City Holdings, LLC,** the Grantee herein, in fee simple, their successors, heirs and assigns, all of my right, title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 70, FINAL PLAT, SECTION 1, WOODLAND FOREST, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 534-536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The above-described property is not nor has ever been the marital or primary residence of the grantor herein.

Being the same property conveyed to Premawathie Thiagarajah and Mary Frances Rudy by Special Warranty Deed recorded simultaneously herewith in Instrument No. 20090105-0000521; Quitclaim Deed to Wells Fargo Bank, NA, as Trustee for Lehman ABS Mortgage Loan Trust Mortgage Pass-Through Certificates, SERIES 2007-1, from Lehman Brothers Bank, FSB, recorded on 5th day of January, 2009, in Instrument No. 20090105-0000519; Substitute Trustee's Deed to Lehman Brother Bank, FSB, from Mantenn, LLC, in its capacity as Substitute Trustee, recorded on the 23rd day of October, 2007, in Instrument No. 20071023-0125126; Quitclaim Deed to Paul Wright III from Herb O'Neal, recorded on the 18th day of October, 2007, in Instrument No. 20071018-0123822; Special Warranty Deed to Herbert L. Oneal, unmarried, from Prudential Relocation, Inc., recorded on the 25th day of January, 2007, in Instrument No. 20070125-0010030; Warranty Deed to Prudential Relocation, Inc. from Avery T. Robinson and Valma Robinson, husband and wife, as recorded on the 25th day of January, 2007, in Instrument No. 20070125-0010029; and Special Warranty Deed to Avery T. Robinson from AmSouth Bank, as recorded on the 17th day of September, 2003, in Instrument No. 20030917-0137251; in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 232 Deer Point, Nashville, Tennessee 37209.

Davidson County DEEDQC
Recvd: 01/05/09 10:06 2 pgs
Fees:12.00 Taxes:0.00
20090105-0000522

Mary Frances Rudy
Mary Frances Rudy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Frances Rudy**, the within named 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, this the 30th day of December, 2008.

Kaz Sermsri
Notary Public

My Commission Expires:
(SEAL)

KAZ SERMSRI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kaz Sermsri
Affiant

Subscribed and sworn to before me, this 30th day of December, 2008

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

New Owner:
Premawathie Thiagarajah
1400 Rosa L. Parks Blvd., Apt 323
Nashville, TN 37203

Send Tax Bills to:
Premawathie Thiagarajah
1400 Rosa L. Parks Blvd., Apt 323
Nashville, TN 37203