This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 01/23/09 10:14 3 pgs
Fees:17.00 Taxes:0.00
20090123-0005874

QUITCLAIM DEED

Address New Owners:
Robert S. Doochin
Alberta R. Doochin
90 Valley Forge
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
Map 116-8-D
Parcels 90 and 90.01

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Robert S. Doochin and wife, Alberta R. Doochin, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Robert S. Doochin and Alberta R. Doochin (the "Grantees"), as equal tenants in common without rights of survivorship, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

In the County of Davidson, State of Tennessee, a certain building site being Lot No. 90 as shown on the Plan of Sugartree, Phase III, as of record in Book 4860, pages 117 – 121, as revised in Book 5050, pages 67 – 71, Register's Office for said County, to which plans reference is made for a more complete description.

Being the same property conveyed to Robert S. Doochin and wife, Alberta R. Doochin, by Special Warranty Deed from Sovran Bank/Central South, (formerly Commerce Union Bank), a Tennessee banking corporation, of record in Book 7773, page 525, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Declaration of covenants, conditions and restrictions for Sugartree, of record in Book 4857, page 157, as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, said Register's Office.
2. Covenant of record in Book 6106, page 380, said Register's Office.
3. All matters as shown on the plans of record in Book 4860, pages 117 – 121, and Book 5050, pages 67 – 71, said Register's Office.
4. Rights of others in and to the common areas.

This is improved property known as 90 Valley Forge, Nashville, Tennessee 37205.

The purpose of this conveyance is to vest title to the interest in property being transferred by this deed one-half (1/2) in the name of the Robert S. Doochin and one-half (1/2) in the name of the AlbertaR. Doochin, as equal tenants in common without rights of survivorship.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16TH day of January, 2009.

Robert S. Doochin

Robert S. Doochin, Grantor

Alberta R. Doochin

Alberta R. Doochin, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert S. Doochin, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 16TH day of January, 2009.

Michel G. Kaplan

Notary Public

My Commission Expires: Mar. 7, 2011

MICHEL G. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared AlbertaR. Doochin, Grantor, 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 seal at office in Nashville, Tennessee, this 16TH day of January, 2009.

Michel G. Kaplan

Notary Public

My Commission Expires: Mar. 7, 2011

MICHEL G. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

427905.01 4061-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety.

Michel G. Kaplan
Affiant

Subscribed and sworn to before me this 23rd day of January, 2009.

Notary Public

My Commission Expires: 9/19/09

BEVERLY SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

~~NOTARY~~ PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan
Attorney Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of January, 2009.

Notary Public

My Commission Expires: 9/19/09

BEVERLY SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE