This instrument prepared by:
Mikalen E. Howe
Rubin and Rudman LLP
50 Rowes Wharf
Boston, MA 02110

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20090042518 DEEDQC
Recvd: 06/25/09 10:51 4 pgs
Fees:22.00 Taxes:0.00
20090625-0059100

Name and Address of New Owner:
Andrew K. Gruen
2400 Anson Lane
Nashville, Tennessee 37211

Tax Bill Name and Address:
Same as New Owner

Map – Parcel #:
173-9-A-663.00 CO

We, Andrew K. Gruen of Nashville, Tennessee, and Lynn S. Gruen of East Sandwich, Barnstable County, Massachusetts,

in consideration of and incidental to a Separation Agreement dated December 8, 2008, and filed with the Barnstable Probate & Family Court, (Docket No. 08D-0358-DV1),

grant to Andrew K. Gruen, 2400 Anson Lane, Nashville, TN 37211

with quitclaim covenants, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson Court, Tennessee, being Lot No. 708, as shown on the plan of Section One of Phase Eight, Lenox Village, as of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Lenox Village I, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20061212-0153475, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel is subject to the following:

1. Matters shown on plan of record as Instrument No. 20060824-0104608, in said Register's office; and

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2. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by instrument No. 20060321-0032382 in said Register's Office; and
3. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826 as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032382 in said Register's office; and
4. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and
5. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office; and
6. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 in said register's Office; and
7. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579 in said Register's Office; and
8. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2400 Anson Lane, Nashville, TN 37211.

Executed as a sealed instrument this 15th day of December, 2008.

LYNN S. GRUEN

ANDREW K. GRUEN

This instrument prepared by:
Mikalen E. Howe
Rubin and Rudman LLP
50 Rowes Wharf
Boston, MA 02110

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 8th day of December, 2008, before me, the undersigned Notary Public, personally appeared the above-named Lynn S. Gruen, proved to me through satisfactory evidence of identification, which was a picture ID, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Carolyn M Garrahan Notary Public
My Commission Expires: January 30, 2009



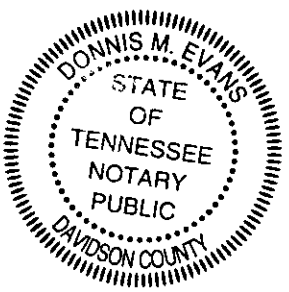
STATE OF TENNESSEE

Davidson, ss.

On this 15th day of December, 2008, before me, the undersigned Notary Public, personally appeared the above-named Andrew K. Gruen, proved to me through satisfactory evidence of identification, which was a picture ID, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Dennis M. Evans
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES:
November 7, 2011



DERIVATION CLAUSE:

BEING that same property conveyed to Andrew K. Gruen and wife, Lynn S. Gruen by Warranty Deed from Regent Homes, LLC a Tennessee Limited Liability Company dated August 24, 2007 and recorded on August 28th, 2007 of record in Instrument No. 20070828-0103296, Register's Office for Davidson County, Tennessee.

OATH OF CONSIDERATION

STATE OF **TENNESSEE**
COUNTY OF **Williamson**

The actual consideration or value, whichever is greater for the transfer is $-0-.

Affiant's Agent

Sworn and subscribed before me this 24th day of June, 2009

Alisha King

Notary Public
My Commission expires: 11/7/12

ALISHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY