THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28924-07-2009** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

QUITCLAIM DEED

Address New Owner: Silvio Sitarich and Shelia E. Sitarich 3772 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 104 090 07100

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Silvio Sitarich and Shelia E. Sitarich, husband and wife, ("Grantor"), does hereby quitclaim, transfer and convey unto Sheila E. Sitarich and Silvio Sitarich, Trustees of the Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich, dated November 13, 2008 with full power to sell, transfer, mortgage and convey without signature of any beneficiary, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 3722 Richland Avenue, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2009.

Shelia E. Sitarich

Silvio Sitarich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelia E. Sitarich and Silvio Sitarich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090057507 DEEDQC
Recvd: 08/21/09 15:26 2 pgs
Fees:12.00 Taxes:0.00

20090821-0079013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 179 of Block 8, on the Plan of Division "A" Richland Realty Company's Property, as of record in Plat Book 161, Book 151, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sheila E. Sitarich and Silvio Sitarich, Trustees of the Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich, dated November 13, 2008 with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by deed dated 11/13/2008 from Sheila E. Sitarich of record in Instrument No. 20081201-0116449, Register's Office for Davidson County, Tennessee. The said Sheila E. Sitarich and Silvio Sitarich, Trustees of the Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich, dated November 13, 2008 with full power to sell, transfer, mortgage and convey without signature of any beneficiary having conveyed their interest in subject property to Silvio Sitarich and Shelia Sitarich, husband and wife, by quitclaim deed appearing as Instrument No. 20090806-0074081, Register's Office for Davidson County, Tennessee.