NAME & ADDRESS OF NEW OWNER:
EMANUELA DUNKLEE
1240 Old Hickory Boulevard
Nashville, Tennessee 37207

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE
2409 Hillsboro Road, Suite 200
Nashville, Tennessee 37212

SEND TAX BILLS TO NEW OWNER LISTED ABOVE
MAP AND PARCEL: 41-8, Par. 1

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 20th day of August, 2010, by and between **EMANUELA DUNKLEE**, party of the first part of Davidson County, Tennessee, and **WARREN EDWARD DUNKLEE**, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property Ordered by that Court in the matter of Dunklee v. Dunklee, Fourth Circuit Court for Davidson County, No. 08D-1687, the party of the second part gives, transfers, assigns, conveys, and quitclaims unto the party of the first part, all of his right, title and interest in and to the tract or parcel of real estate more particularly described as follows:

> Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Division of K. J. Morris' Lands, as of record in Book 57, page 49, Register's Office for said County, being Lot No. 34 on the Plan of Hickory Acres Subdivision, Section No. 1, not of record, described according to a survey made by Rocky L. Montoya, Surveyor, October 12, 1977, as follows:
>
> Beginning at a iron pin in the northeasterly margin of Old Hickory Boulevard, at the corner of Lots 34 and 34A; thence N 51 deg. 08' 34" E 305.73 feet to an iron pin; thence N 84 deg. 48' 30" W 429.88 feet to an existing monument; thence S 39 deg. 12' 19" E 297.50 feet to the point of beginning.
>
> Being the same property conveyed to Warren E. Dunklee and wife, Emanuela Dunklee by deed from Alma Jeanette Horner Wiseman and husband, Richard F. Wiseman, filed of record in Book 9416, page 633-636, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.
>
> THIS is improved property, known as 1240 Old Hickory Boulevard, Nashville, Tennessee 37207.

BILL GARRETT, Davidson County
Trans:T20100054615 DEEDQC
Recvd: 09/01/10 09:48 2 pgs
Fees:12.00 Taxes:0.00
20100901-0069394

IN TESTIMONY WHEREOF, the party of the second part has hereunto set his signature the day and date first above written.

Warren Edward Dunklee
WARREN EDWARD DUNKLEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **WARREN EDWARD DUNKLEE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 20th day of August, 2010.

Aimee Denise Bobbitt
NOTARY PUBLIC

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5.2.2011

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

Warren Edward Dunklee
AFFIANT

Subscribed and sworn to before me this 20th day of August, 2010.

Aimee Denise Bobbitt
NOTARY PUBLIC

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5.2.2011