NAME & ADDRESS OF NEW OWNER:
STACEY JO VALENTINO
806 Washington Avenue
Nashville, Tennessee 37206

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: 083-07-0 085.00

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 15th day of February, 2011, by and between NICHOLAS GRAHAME VALENTINO, party of the first part of Davidson County, Tennessee, and STACEY JO VALENTINO, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in a Marital Dissolution Agreement to be included in a Final Decree of Divorce, and pursuant to the terms of the division of marital property Ordered by that Court in the matter of Valentino v. Valentino, Eighth Circuit Court for Davidson County, Tennessee, No. 11D-272, the party of the first part gives, transfers, assigns, conveys, and quitclaims unto the party of the second part, all of his right, title and interest in and to the tract or parcel of real estate more particularly described as follows:

> Real estate located in Davidson County, Tennessee, described as follows:
>
> Lot No. 46 in the subdivision of Robert E. Powers Lands, in the old 18th District of said county, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nicholas G. Valentino and Stacey Jo Valentino, husband and wife, by Special Warranty Deed from U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 a national banking association organized and existing under the laws of the United States of America dated April 17, 2009 and recorded June 1, 2009 in Instrument Number 20090601-0049923, Register's Office for Davidson County, Tennessee.

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

NICHOLAS GRAHAME VALENTINO

BILL GARRETT, Davidson County
Trans:T20110024148 DEEDQC
Recvd: 04/25/11 16:00 2 pgs
Fees:12.00 Taxes:0.00
20110425-0031561

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 **NICHOLAS GRAHAME VALENTINO**, 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 15th day of February, 2011.

Barbara N. Deere
NOTARY PUBLIC

BARBARA N. DEERE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 11/05/14

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.

Nicholas Valentino
AFFIANT

Subscribed and sworn to before me this 15th day of February, 2011.

Barbara N. Deere
NOTARY PUBLIC

My commission expires: 11/05/14