This transfer is exempt from the Tennessee Real Recording Tax pursuant TCA Par. 67-409 (a) (3)

STATE OF TENNESSEE)
SS:
COUNTY OF DAVIDSON)

This instrument was prepared by:
WILLIAM F. BIANCO, ESQ.
66-24 Fresh Pond Road
Ridgewood, NY 11385

We hereby swear or affirm that the actual consideration is 0..00 for the property being transferred.

Julius A. Fuscaldo

Josephine A. Fuscaldo

Subscribed and sworn to before me this ___ of April, 2012

Notary Public

LINDA ALICE MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Address of New Owners as Follows:
Julius A. Fuscaldo
Josephine A. Fuscaldo
712 Lake Terrace Drive
Nashville, TN 37217
Julie D. Carano
60-72 71st Street
Maspeth, NY 11379

Send Tax Bills to:
Julius A. Fuscaldo
712 Lake Terrace Dr.
Nashville, TN 37217

Map Parcel No's:
150-2-358

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Julius A. Fuscaldo, Trustee of the Julius A. Fuscaldo Revocable Living Trust and Josephine A. Fuscaldo, Trustee of the Josephine A. Fuscaldo Living Trust, for and in consideration of the sum of Ten and 00/100 ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Julius A. Fuscaldo and Josephine A. Fuscaldo, his wife, a Life Estate and Julie D. Carano a Remainder Interest, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4, on the plan of Revised Castelgate, Section 3 & 6, of record in Book 6200, page 565, Register's Office for said County.

SAID Lot No. 4 fronts 74.74 feet on the northeasterly margin of Lake Terrace Drive and extends back 159.85 feet on the northwesterly line and 164.83 feet on the southeasterly line to a broken line in the rear, measuring 51.54 feet thereon.

BEING part of the same property conveyed to Shearon, Inc., by deed from Phil L. Stinson and wife, Betty C. Stinson, of record in Book 7100, page 10, Register's Office for Davidson County, Tennessee.

The above described property was conveyed from Shearon, Inc. unto Julius A. Fuscaldo and Josephine Fusclado, his wife recorded in Book 7344, Page 921 on September 4, 1987.

Being part of the same property conveyed from Julius A. Fuscaldo and Josephine A. Fuscaldo, the Grantors herein, The Julius A. Fuscaldo Revocable Living Trust and the Josephine A. Fuscaldo Revocable Living Trust by deed dated June 30, 2006 and recorded in the Registers Office, Davidson County, TN on July 7, 2006. #20060721-0088357

This is improved property known as: 712 Lake Terrace Drive, Nashville, TN 37217

This Instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Julius A. Fuscaldo Trustee

Josephine A. Fuscaldo Trustee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julius A. Fuscaldo and Josephine A. Fuscaldo, Trustee with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9th day of April, 2012.

Notary Public

My commission expires ___

Seal

LINDA ALICE MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

BILL GARRETT, Davidson County
Trans: T20120025521 DEEDQC
Recvd: 04/09/12 11:18 2 pgs
Fees: 12.00 Taxes: 0.00

20120409-0029877

The Julius A. Fuscaldo Revocable Living Trust and The Josephine A. Fuscaldo a/k/a Joann Fuscaldo Revokable Living Trust.

Josephine A. Fuscaldo the Trustee of the Josephine A. Fuscaldo Revocable Living Trust and Julius A. Fuscaldo the Trustee in the Julius A. Fuscaldo Revocable Living Trust hereby withdraw real property known as 712 Lake Terrace Drive, Nashville, TN 37217 and 64-24 Palmetto Street, Ridgewood, NY 11385 from the captioned Trusts. This withdrawal of beforementioned real property is pursuant to Trust Agreements dated June 30, 2006 and specifically Section 2 "Property" subdivision (b) of each Agreement.

Further, the Trustees shall convey the beforementioned real property by Quit Claim Deed to their daughter Julie D. Carano, however conveying and reserving to themselves a Life Estate.

Dated: April , 2012

Josephine A. Fuscaldo, Trustee

Julius A. Fuscaldo, Trustee

STATE OF TENNESSEE)
SS:
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned a Notary Public in and for said County and State, Julius A. Fuscaldo and Josephine A. Fuscaldo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public

My commission expires March 3, 2014

LINDA ALICE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014