SEND TAX BILLS TO:

Patrick J. Duggan, III
Jessica Dawn Dugger
1104 Richmond Road
Watertown, Tennessee 37184

Map 162-9-A Parcel 34.00
Map 119-14-A Parcel 23.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 Castle Heights Ave. North
Lebanon, TN 37087

FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED

QUITCLAIM DEED

FOR AND IN CONSIDERATION and to create a joint tenancy with right of survivorship, we, **PATRICK J. DUGGAN, III individually and as Executor of the Estate of Betty Louise Duggan and TERESSA DUGGAN GEAR**, do hereby convey unto **PATRICK J. DUGGAN, III and JESSICA DAWN DUGGER, as joint tenants with right of survivorship,** their heirs and assigns, forever, all of our right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

TRACT 1: A certain condominium apartment in Davidson County, Tennessee, being described as follows, to-wit:

Townhouse No. 34, Building No. 5 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Duggan and Betty L. Duggan by deed from Edward L. Capps and wife, Sherie A. Capps dated August 27, 1984 of record in Deed Book 6369, Pages369-370, Register's Office for Davidson County, Tennessee.

This is improved property known as 5510 Country Drive, Unit #34, Nashville, TN.

TRACT 2: Being Unit No. 23 on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Patrick J. Duggan and Betty L. Duggan by deed from Walter Thomas Cole and Kenneth F. Gillespie dated October 4, 1984 of record in Deed Book 6401, Pages 202-204, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 04/11/02 15:12 3pgs
Fees:17.00 Taxes:0.00
20020411-0045222

This is improved property known as Unit No. 23, Kingswood Condominiums, 2929 Selena Drive, Nashville, TN.

Betty L. Duggan died testate on August 19, 2001, her Will of record in the Probate Court for Davidson County, Tennessee, Imaging #2186/40179, devising her real property to her children, Patrick J. Duggan, III and Teressa Duggan Gear.

Patrick J. Duggan, Patrick J. Duggan, III and Patrick Joseph Duggan, III are one and the same person.

WITNESS OUR SIGNATURES this 6th day of ~~January,~~ April 2002.

PATRICK J. DUGGAN, III

PATRICK JOSEPH DUGGAN, III,
Executor of Estate of Betty Louise Duggan

TERESSA DUGGAN GEAR

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~) WILLIAMSON

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, PATRICK J. DUGGAN, ~~with~~ whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of ~~January,~~ April, 2002.

Notary Public

My commission expires: March 14, 2005

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, TERESSA DUGGAN GEAR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of ~~January~~ April, 2002.

Notary Public

My commission expires: March 24, 2005

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

Affiant

Sworn to and subscribed to before me, this the 8th day of ~~January~~ April, 2002.

Notary Public

My commission expires: 7/21/04