Box 17

THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Benjamin B. Kinney	Pinnacle National	Map 128-12A
#1705	Bank	Parcel 86
320 Old Hickory Blvd.	211 Commerce Street	
Nashville, TN 37221	Nashville, TN 37201	

Davidson County DEEDQC
Recvd: 01/12/04 14:36 2pgs
Fees:12.00 Taxes:0.00

20040112-0004744

QUITCLAIM DEED

FOR AND IN CONSIDERATION of sum of One 00/100 ($1.00) Dollars, cash in hand paid, we, Steven R. Kinney and wife, Flora S. Kinney, the Grantors, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Benjamin B. Kinney, the Grantee, his heirs and assigns forever, all of our right, title and interest in and to certain real property situated in Davidson County, Tennessee, said property is described as follows:

Land in Davidson County, Tennessee, being Unit No. 86, Building No. 17, on the Plan of Section 2, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 16 to the Master Deed, of record in Instrument No. 20030108-0003689, 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 said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Benjamin B. Kinney and Steven R. Kinney and wife, Flora S. Kinney by deed dated 1/17/03 from Eagle Ridge at the Reserve, LLC of record in Instrument No. 20030121-0008519, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 23rd day of December, 2003.

Steven R. Kinney
STEVEN R. KINNEY

Flora S. Kinney
FLORA S. KINNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. KINNEY and FLORA S. KINNEY, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2003.

My Commission Expires:

5-30-07

Sherri Ethridge
NOTARY PUBLIC

SHERRI ETHRIDGE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 2003.

My Commission Expires:

5-30-07

Sherri Ethridge
NOTARY PUBLIC

SHERRI ETHRIDGE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED