Prepared from information provided by the Grantor by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File No. 06-1178 39B 3 of 3

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/18/06 11:13 3 pgs
Fees:17.00 Taxes:0.00
20060518-0058449

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned, **Donald E. Qualls and wife, Ann F. Qualls**, hereinafter called the Grantor, by these presents, does hereby quitclaim unto **Donald E. Qualls and wife, Ann F. Qualls, and Stephanie Ann Qualls**, hereinafter called the Grantee, its successors and assigns, all of Grantor's rights, title and interest in and to the following described property in Davidson County, Tennessee, described as follows: To Wit:

See attached legal description

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements, Master Deed and by-laws of record.

This is improved property, known as: 116 31" Avenue North, #105, Nashville, TN, 37203

WITNESS THE EXECUTION HEREOF this 16th day of May, 2006.

Donald E. Qualls

Ann F. Qualls

State of TN
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald E. Qualls and wife, Ann F. Qualls with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

Witness my hand and official seal at Davidson Co. on this the 16th day of May, 2006.

Sandi Wilee Irons
Notary Public

Commission Expires: 5-24-2008

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00

Donald E. Qualls
Affiant

Sworn and subscribed before me on this the 16th day of May , 2006.

Sandi Wilee Irons
Notary Public

My Commission Expires: 5-24-2008

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #
Donald E. Qualls 116 31st Avenue North, #105 Nashville, TN 37203	Same	104-2-S-5CO

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105, together with Parking Space No. 12, of the Hedrick Place 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 for Hedrick Place Condominiums, as recorded in the Register's Office of Davidson County, Tennessee,, as Instrument No. 200002030011406, including without limitation by By-Laws appended thereto, as Exhibit "C", said Register's Office, 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 plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Nishant Sekaran by Warranty Deed from Brent Frisbie of record in Inst. No. 20030807-0112507, Register's Office, Davidson County, TN.

Being the same property conveyed toDonald E. Qualls and wife, Ann F. Qualls by Warranty Deed from Warranty Deed from Nishant Sekaran, unmarried of record in Inst. No. * , Register's Office, Davidson County, TN.

* 20060518-0058447

(06-1178.PFD/06-1178/20)