McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Address New Owners as Follows:
Beth Luken
Claudia L. Trapp
490 Huntington Ridge Drive
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map-Parcel:
Map 161-11-A
Parcel 113

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add **Claudia L. Trapp, unmarried,** to the title and to establish a right of survivorship, **Beth Luken, married,** Grantor, does hereby quitclaim and convey her interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Huntington Ridge Townhome Condominiums , of record in Plat Book 4675, pge 9, as revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Beth Luken, married, by Warranty Deed, from J. Michael Schussele, married, of record in Instrument No. 20061011-0126136, Dated October 3, 2006, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 13 day of December, 2006.

Thomas G. Luken, Jr., husband of Beth Luken, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Beth Luken

Thomas G. Luken, Jr.

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Beth Luken, married, and Claudia L. Trapp, unmarried, as tenants in common with the right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 13 day of December, 2006.

Russell J. McCann, Trustee

Davidson County DEEDQC
Recvd: 01/08/07 13:36 2 pgs
Fees:17.00 Taxes:0.00

20070108-0003126

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth Luken, 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 13 day of December, 2006.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas G. Luken, Jr., 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 13th day of Dec., 2006.

Melissa Gleaves
Notary Public

My Commission Expires: 3/21/10

MELISSA GLEAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, 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 13 day of December, 2006.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Beth Luken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2006.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009