This instrument prepared by:
Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214
(615) 889-8888

Davidson County DEEDQC
Recvd: 12/20/07 11:07 2 pgs
Fees:12.00 Taxes:0.00
20071220-0146060

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Michael Joseph Flynn 307 Tamworth Drive Nashville, TN 37214	Same	Map 83-15 Par 49 15DA-54746

For $1.00, and no other monetary consideration, MARGARET BLUNKALL, Successor Trustee for The Flynn Family Trust, the Testamentary Trustee by Stella Flynn, deceased, recorded as Instrument No. 4325/78133 in the Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto MICHAEL JOSEPH FLYNN, his successors and assigns, all of Grantors interest in the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Fortland Park, Section II, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 fronts 85 feet on the north side of Paden Drive and extends back 163.7 feet on the east line and 155.5 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 103.9 feet.

BEING the same property conveyed to STELLA FLYNN by deed from SALLIE MULLINS HEALTH, Individually and as Executrix of the Estate of Alma M. Campbell, deceased, of record in Book 7431, Page 858, Register's Office for Davidson County, Tennessee; and by deed from EDWARD T. FLYNN as of record in Book 8708, Page 891, re-recorded in Book 8874, Page 485, Register's Office for Davidson County, Tennessee; and being the same property conveyed to EDWARD T. FLYNN, Trustee under the Will of Stella Flynn as of record as Instrument No. 4325/78133 in the Office of the Probate Court Clerk for Davidson County, Tennessee; the said EDWARD T. FLYNN having since died with MARGARET BLUNKALL having been named Successor Trustee by Order of the Probate Court for Davidson County, Tennessee, dated August 29, 2007, and being Case No. 07P1257.

THIS is improved property known as 2804 Paden Drive, Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of December, 2007.

Margaret Blunkall
MARGARET BLUNKALL, Successor Trustee for The Flynn Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARGARET BLUNKALL, the Bargainor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 6th day of December, 2007.

09-25-10
MY COMMISSION EXPIRES:

Debra A. Randall
NOTARY PUBLIC

DEBRA A. RANDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer).

Margaret Blunkall
AFFIANT

SWORN TO and subscribed before me on this the 6th day of December, 2007.

Debra A. Randall
NOTARY PUBLIC

My Commission expires:
09-25-10

DEBRA A. RANDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared from information provided by parties.