Davidson County DEEDQC
Recvd: 05/01/08 14:06 4 pg
Fees:22.00 Taxes:0.00
20080501-0044629

THIS INSTRUMENT PREPARED BY:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.251.6705

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Jennings Helen Miller, Trustee Jennings Sunshine Trust 2643 Chatham Court Murfreesboro, TN 37129-1303	Same	131-06-0-D 515.00CO

For no cash consideration, and to pass the title and trusts as hereinafter stated, we, NANCY ANN MILLER and JENNINGS HELEN MILLER, as joint tenants with rights of survivorship, hereinafter called "Grantor", do hereby by these presents, quitclaim, transfer and convey unto JENNINGS SUNSHINE TRUST dated 1 December 2006, JENNINGS HELEN MILLER, As Trustee, hereinafter called "Grantee", all of our right, title and interest in and to certain tract or parcel of land located in Davidson County, State of Tennessee, described on EXHIBIT A, attached hereto, being the same property conveyed by NANCY ANN MILLER, an unmarried woman, by deed to NANCY ANN MILLER and JENNINGS HELEN MILLER, as joint tenants with rights of survivorship, by Instrument of record number 20050615-0068633.

The legal description contained herein is the same as that contained in the previous deed of record.

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

This is improved property known as: 515 Belair Way, Nashville, Tennessee, 37215.

Witness my hand and seal this 7TH day of April 2008.

Nancy Ann Miller
NANCY ANN MILLER

JENNINGS HELEN MILLER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Holly C. Williams, a Notary Public in and for said county and state, the within named NANCY ANN MILLER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rutherford Co. Tennessee, this 7th day of April 2008.

HOLLY C. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Holly C. Williams
Notary Public
My Commission Expires: 2/21/12

STATE OF GEORGIA)
COUNTY OF DeKalb)

Personally appeared before me, Jennings Helen Miller, a Notary Public in and for said county and state, the within named JENNINGS HELEN MILLER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 126 Perimeter Ctr West Atlanta, Georgia, this 29th day of April 2008.

DEBORAH A. ROUSSEAU NOTARY PUBLIC COBB COUNTY GEORGIA

Deborah A. Rousseau
Notary Public
My Commission Expires: April 18, 2011

DEBORAH A ROUSSEAU
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 18, 2011

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

AFFIANT:

Nancy Ann Miller
NANCY ANN MILLER

Sworn to and subscribed before me this 7th day of April 2008.

HOLLY C. WILLIAMS
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Holly C. Williams
Notary Public
My Commission Expires: 2/22/12

45367185.1

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 515, together with the appurtenant interest in the common elements of Burton Hills Townhomes Village of Belair, Phase I, a horizontal property regime established by Master Deed, of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the amendment to the aforementioned Master Deed of record in Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, and Instrument No. 20010627-0068123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Debra J. Wredman, unmarried, by deed to Nancy A. Miller, an unmarried woman, of record as Instrument No. 20030508-0061750, Register's Office for Davidson County, Tennessee

Being the same property conveyed by Nancy Ann Miller, an unmarried woman, by deed to Nancy Ann Miller and daughter, Jennings Helen Miller, unmarried, as joint tenants with right of survivorship, of record as Instrument No. 20050615-0068633, Register's Office for Davidson County, Tennessee.

This is improved property known as: 515 Belair Way, Nashville, Davidson County, Tennessee, 37215.