BILL GARRETT, Davidson County
T20090017731 DEEDQC
Recvd: 03/17/09 10:57 2 pgs
Fees:12.00 Taxes:0.00
20090317-0023867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ZERO .

Affiant

Sworn to and subscribed before me this 16th day of March, 2009.

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Teresa E. Gruss, Trustee 32306 100th Avenue Ashby, MN 56309	Same	Map 117-03-0-C Parcel 116.00 CO

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Teresa Ellen Gruss ("Grantor"), does this day transfer, quitclaim and convey unto Teresa E. Gruss, Trustee of the Teresa E. Gruss Family Living Trust under agreement dated December 11, 2008 ("Grantee") all of her right title and interest in the property described herein below, being real property in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Unit No, 116 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, amended in Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Teresa Ellen Gruss, by deed from Charles W. Redden and Mary Britt Redden, of record as Instrument No. 200006210061767, said Register's Office. Bradley B. Gruss joins in executing this deed to convey any marital interest he may have in said property.

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

This is improved property known as 116 Hillsboro Place, Nashville, TN 37215.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6 day of MARCH, 2009.

Teresa Ellen Gruss

Bradley B. Gruss

STATE OF MN
COUNTY OF GRANT

Personally appeared before me, DENNIS L. ANDERSON a Notary Public in and for said County and State, the within named, Teresa Ellen Gruss and Bradley B. Gruss, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashby, MN, this 6 day of March, 2009.

DENNIS L. ANDERSON
NOTARY PUBLIC-MINNESOTA
My Comm. Exp. Jan. 31, 2010

Notary Public

My Commission Expires: 1-31-2010