Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSH-060500503S

BILL GARRETT, Davidson County
Trans:T20100000252 DEEDQC
Recvd: 01/04/10 13:46 2 pgs
Fees:12.00 Taxes:0.00
20100104-0000381

QUIT CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Timothy O'Brien	Timothy O'Brien	104-11M 6.00C0
(Name)	(Name)	
2115 Ackin Ave, Unit 6	2115 Ackin Ave, Unit 6	
(Address)	(Address)	
Nashville, TN 37209	Nashville, TN 37209	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INDENTURE, made and entered into as this 30 day of December 2009., by and between

DORIS NEEDHAM,

as party or parties of the first part, and

TIMOTHY P. O'BRIEN,
a single person

as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein be reference.

This is unimproved ( ) improved (X) property known as: 2115 Acklen Avenue, Unit 6, Nashville, TN, 37209.

Being the same property conveyed to the party of the first part by Warranty Deed Deed of record at Instrument Number 20030630-0089678, Page in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Doris J. Needham
DORIS NEEDHAM

pv GEORGIA
State of ~~Tennessee~~
pv County of ~~Williamson~~ Lumpkin

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of December 2009

PAULA S YANEY
Notary Public - State of Georgia
Cherokee County
My Comm. Expires Oct. 26, 2013

Paula S. Yaney
Notary Public

My Commission Expires: October 26, 2013

State of ~~Tennessee~~
County of Williamson

I hereby swear or affirm that, to the best of ~~affiant's knowledge~~, information, and belief, the actual consideration for this transfer is $_____

State of Tennessee
County of Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 30 day of December, 2009.

Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

EXHIBIT A

Unit 6, THE CHARDONNAY Condominiums, as established under Master Deed Exhibit C of record in Book 6789, Page 462, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eugene Kanaly and wife, Corinne Kanaly and Larry Needham and wife Doris Needham 6-30-2003 of record in Instrument No. 20030630-0089678; also property conveyed to Lance L. Needham and Larry L. Needham by Warranty Deed from Eugene Kanaly and wife, Corinne Kanaly, recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049503, in the Register's Office of Davidson County, Tennessee.