INSTRUMENT PREPARED BY:

Susan S. Weiss, Attorney at Law
7100 Executive Center Drive
Mooreland House, Suite 100
P. O. Box 1025
Brentwood, TN 37024-1025
(615) 377-1209

Map/Parcel Numbers:

142-13-C/185

BILL GARRETT, Davidson County
Trans:T20100058844 DEEDQC
Recvd: 09/20/10 08:54 3 pgs
Fees:17.00 Taxes:0.00
20100920-0074388

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:

Mr. Michael Dunigan
9230 Sawyer Brown Rd.
Nashville, TN 37221

SEND TAX BILLS TO:

same

I, PAUL HEER, Trustee of the DUNIGAN FAMILY TRUST established under the Last Will and Testament of MARY H. DUNIGAN dated October 29, 2003, and admitted to probate on May 31, 2005, as File Number 05P-804 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, (the "Trust"), hereby quitclaim to MICHAEL JOHN DUNIGAN, his heirs and assigns, as a partial distribution of his share of the Trust, all the Trust's right, title and interest in a certain tract or parcel of land lying and being situated in Davidson County, State of Tennessee, further described as follows:

> Unit No. 9230 (Parcel No. 185), together with the carport designated No. 9230-C, in River Plantation, Section Eleven, Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page

694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745 et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County.

BEING the same property conveyed to the DUNIGAN FAMILY TRUST by deed from WILLIAM J. DUNIGAN and PAUL HEER Co-Executors of the Estate of MARY H. DUNIGAN, of record in Instrument Number 20060215-0018146 Register's Office of Davidson County, Tennessee.

This is improved property known as 9230 Sawyer Brown Road, Nashville, TN 37221.

Witness my hand this the 9th day of August, 2010.

Paul Heer

PAUL HEER, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jan Carter, a Notary Public in and for said County and State, the within named PAUL HEER, Trustee of the DUNIGAN FAMILY TRUST, the bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee, this the 9th day of August, 2010.

Jan Carter

Notary Public

JAN CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2012

My commission expires: _____.

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $0.00.

PAUL HEER

Subscribed and sworn to before me this the 9th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: January 9, 2012

My commission expires: _____.

I, DAVID WILLIAM DUNIGAN, a beneficiary of the DUNIGAN FAMILY TRUST hereby agree and consent to this transfer.

DAVID WILLIAM DUNIGAN

Subscribed and sworn to before me this the 9th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: January 9, 2012

My commission expires: _____.

I, KAREN MARIE DUNIGAN, a beneficiary of the DUNIGAN FAMILY TRUST hereby agree and consent to this transfer.

KAREN MARIE DUNIGAN

Subscribed and sworn to before me this the 9 day of AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: January 9, 2012

My commission expires: _____.