BILL GARRETT, Davidson County
Trans:T20100073931 DEEDQC
Recvd: 11/22/10 13:06 2 pgs
Fees:13.00 Taxes:22.20
20101122-0093323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $6,000.

Timothy J. Adair, Grantor

This instrument was prepared by:

Bruce E. Kessler
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 213
Madison, Tennessee 37115

KIMBERLY D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this the 29th day of October, 2010.

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: January 9, 2012

Address New Owner:	Send Tax Bills To:	Map/Parcel:	Instrument #:
Steven P. Duensing Living Trust 110 Glancy St. - Ste. 103 Goodlettsville, TN 37072	same	34-1C Parcel 3.00 34-1C Parcel 4.00	20031202- 0173363

QUITCLAIM DEED

For and in consideration of the sum of six thousand dollars ($6,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Timothy J. Adair, hereby called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto the Steven P. Duensing Living Trust, hereinafter called the Grantee(s), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, *to wit*:

> Land in Davidson county, Tennessee, BEING Units No. 102A and 102B of Glancy Square, a Planned Unit Development under the Horizontal Property Regime Act, which Units appear of record in Plat Book 7900, page 454, Register's Office for Davidson County, Tennessee, to which Flat reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Timothy J. Adair, by Deeds of record under Instrument # 20031202-0173363 in the Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictions and setback lines shown on the plan of record in Book 7900, pan 454, the Master Deed of record in Book 8793, page 328, the By-Laws of Glancy Square Office Owners Corporation, of record in Book 8793, page 333, and Book 8793. page 374, amended in Book 8833, page 91; Declaration of Covenants, Conditions and Restrictions of record in Book 8793, page 347, the First Amendment to Declaration of Covenants, Conditions end Restrictions of record in Book 8793, page 384, Amendment to First Amendment of record in

Book 8833, page 94, the Second Amendment to Declaration of Covenants, Conditions and Restrictions of record im Book 8833, page 96, all of record in the Register's Office for Davidson County, Tennessee.

No abstract or survey was furnished for preparation of this instrument. This description is the same used in the previous deed of record, provided by the Grantee.

This is improved property, known as 110 Glancy Street, Ste. 102 A&B, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns forever and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant end bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns. against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular. and the use of any gender shall be applicable to all genders.

This transfer is by quitclaim and Timothy J. Adair make no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand on this the 29th day of October, 2010

Timothy J. Adair, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Timothy J. Adair, the within named Grantor(s), with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that (s)he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me on this the 29th day of October, 2010

Notary Public

My commission expires: MY COMMISSION EXPIRES: January 9, 2012

KIMBERLY D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY