BILL GARRETT, Davidson County
Trans:T20100073931 DEEDQC
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Fees:13.00 Taxes:33.30
20101122-0093324

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $9,000.

Timothy J. Adair, Grantor

This instrument was prepared by:

Bruce E. Kessler
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
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	034 01 0C 05.00 034 01 0C 06.00 034 01 0C 08.00	20060731- 0091930

QUITCLAIM DEED

For and in consideration of the sum of nine thousand dollars ($9,000.00), 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, personally and d/b/a DAC Joint Venture, a Tennessee general partnership, 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 Unit Nos. 103A, and 103B, on the Plan of Glancy Square, a Planned Unit Development, a Horizontal Property Regime, of record in Plat Book 7900, Page 454, Register's Office for Davidson County, Tennessee, and Unit No. 104B, on the Plan of the Amendment to Units 104-A and 104-B, of record in Plat Book 11272, Page 622, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Steven P. Duensing and Timothy J. Adair, d/b/a DAC Joint Venture, a Tennessee general partnership, by Warranty Deed of record under Instrument # 20060731-0091930 of record in the Registers Office for Davidson County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility. sewer drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and(5) other matters of public record.

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 Unit Nos. 103A, 103B, and 104B, 110 Glancy Square, 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 29 day of Oct, 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