This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20100080435 DEEDQC
Recvd: 12/22/10 09:33 2 pgs
Fees:12.00 Taxes:0.00
20101222-0101644

Address of New Owner:
Joan W. McMullen, Trustee
Joan M. Quirk, Trustee
305 Seven Springs Way #104
Brentwood, TN 37027

Send Tax Bills to:
W. R. Starkey Mortgage, LLP
5055 W. Park Blvd, Suite 300
Plano, TX 75093

Map/Parcel:
160-15-0-D-040.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Joan W. McMullen, an unmarried woman**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Joan W. McMullen and Joan M. Quirk, as Trustees of The Revocable Trust of Joan W. McMullen**, hereinafter called Grantee, their successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 40 also known as 305 Seven Springs Way, #104 on the Plan of St. Martin Square at Seven Springs, a Condominium, a Horizontal Property Regime, located in Brentwood, TN, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, 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 St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan W. McMullen, an unmarried woman, by deed from St. Martin Square, Inc., a Tennessee Corporation, in Instrument No. 20100518-0038442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all existing restrictive covenants and conditions, liens, easements and other matters and encumbrances of record.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Joan W. McMullen
Affiant

Subscribed and sworn to before me this 21 day of December, 2010.

J. Randall Hooper
Notary Public

My Commission Expires: 8-19-12

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2012

This is improved property, known as 305 Seven Springs Way #104, Brentwood, Tennessee.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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.

Witness my hand this 21st day of December, 2010.

Joan W. McMullen
Joan W. McMullen, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantor, Joan W. McMullen, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of December, 2010.

J. Randall Hooper
Notary Public

My Commission Expires: 8-19-12

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2012