THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110038621 DEEDQC
Recvd: 06/28/11 13:27 2 pgs
Fees:12.00 Taxes:0.00
20110628-0049378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 15th day of June, 2011.

Notary Public

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

7-8-2013

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
James M. Kynes 217 Burns Avenue Nashville, Tennessee 37203	SAME	MAP 104-02-0 M PARCEL 217.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Katherine B. Dreadin, hereby quitclaim and convey to James M. Kynes and wife, Ansley D. Kynes, their successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Unit No. B, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed and ByLaws of record in Book 7292, page 607, in the Register's Office for Davidson County, Tennessee; said Unit

being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 108 on the Plan of West End Park of record in Book 421, page 82, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Katherine B. Dreadin and James M. Kynes and wife, Ansley D. Kynes, by Warranty Deed dated June 30, 2008, from Michael J. Karnes, unmarried, of record as Instrument No. 20080710-0071019 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 217 Burns Avenue, Nashville, Tennessee 37203.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 14th day of June, 2011.

Katherine B. Dreadin

Katherine B. Dreadin

STATE OF FL)
COUNTY OF Santa Rosa)

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

WITNESS my hand and official seal this 14th day of June, 2011.

NOTARY PUBLIC STATE OF FLORIDA
TERRIE ANN DIAMOND
Notary Public, State of Florida
My Comm. Expires July 31, 2015
ID # 141926 Com. No. EE 92088

Terrie A. Diamond
Notary Public

My Commission Expires: _____