THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Id.
Maitland Gunderson, Trustee 4464 Frost Street Nashville, TN 37214	Same	062 02 0B 139.00

Quitclaim Deed

This conveyance is made by Maitland John Gunderson, a widower, Grantor, to Maitland J. Gunderson and Dorothy M. Gunderson, Trustee of the Gunderson Family Trust dated May 13, 1996, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of his right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 72 on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maitland John Gunderson, a married man, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20041216-0149488 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Abbington Park, of record in Instrument No. 20030213-0020075 and Supplemental of record in Instrument No. 20040518-0058461, Register's Office; easements and setback lines as set forth on the above plan of record.

Maitland J. Gunderson and Dorothy M. Gunderson were married in Philadelphia, PA on May 15, 1954. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death Dorothy M. Gunderson in Nashville, Tennessee on November 26, 2011; and Maitland J. Gunderson conveys as surviving tenant by the entirety.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

IN WITNESS WHEREOF, Grantor has hereunto set his hand on January 26, 2012.

Maitland J. Gunderson, Grantor

BILL GARRETT, Davidson County
Trans:T20120007572 DEEDQC
Recvd: 02/01/12 09:08 2 pgs
Fees:12.00 Taxes:0.00
20120201-0008910

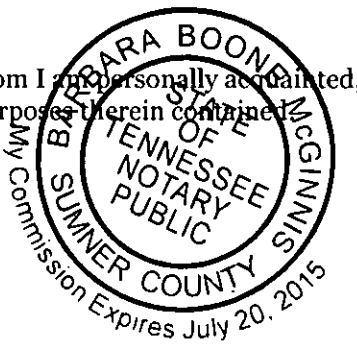
State Of Tennessee
County Of Sumner

Personally appeared before me, Maitland J. Gunderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on January 26, 2012.

Barbara Boone McGinnis

Notary Public
My commission expires: 7/20/2015



STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on January 26, 2012.

Maitland J. Gunderson

Maitland J. Gunderson, Trustee, Affiant

Barbara Boone McGinnis

Notary Public
My commission expires: 7/20/2015

