This instrument prepared by:
Mary Elizabeth O'Brien
18080 San Carlos Blvd. Unit 721
Ft. Myers, FL 33931

BILL GARRETT, Davidson County
Trans:T20130019651 DEEDQC
Recvd: 03/11/13 13:35 2 pgs
Fees:12.00 Taxes:0.00
20130311-0023986

Quitclaim Deed

Address New Owner(s) as follows:	Send Tax Bills to:	Map and Parcel Number:
Mary Elizabeth O'Brien 18080 San Carlos Blvd. Unit 721 Ft. Myers, FL 33931	SAME	117-13-0A 138.00 CO

For and in consideration of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Mary Elizabeth O'Brien aka, Mary E. O'Brien, by these presents do hereby quitclaim and convey unto Mary Elizabeth O'Brien, Trustee of the Mary Elizabeth O'Brien Trust, my successors and assigns, all my right, title and interest in and to the following described tract of land:

See Exhibit A for Legal Description

Being the same property conveyed to Daniel C. O'Brien & wife Mary E. O'Brien, by deed of record Book 9787 Page 823, in the Registers Office of Davidson County. Daniel C. O'Brien is deceased.

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0.

Mary Elizabeth O'Brien
Affiant

Subscribed and sworn to before me, this 25 day of Feb 2013

Notary Public

My commission expires Oct. 17, 2013

TRICIA MEYER NOTARY PUBLIC STATE OF FLORIDA My COMMISSION EXPIRES October 17, 2013 #DD 900385 Bonded thru Notary Public Underwriters

Witness my hand this 25th day of Feb 2013

Mary Elizabeth O'Brien

State of Florida
County of Lee

Personally appeared before me the undersigned, a Notary Public in and for said County and State, ~~Florida~~ Mary Elizabeth O'Brien with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of Feb 2013

Notary Public

My commission expires: Oct 17, 2013

TRICIA MEYER NOTARY PUBLIC STATE OF FLORIDA My COMMISSION EXPIRES October 17, 2013 #DD 900385 Bonded thru Notary Public Underwriters

"EXHIBIT A"

BOOK 9787 PG 823

RECORD & RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE SUITE C
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN 2707 Abbott Martin Road Nashville, Tennessee	Same as Owner	Map 117-130-A Parcel 138.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald B. Buchanan, Trustee for the Estate of ALBERT DULING, JR., Deceased, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said DANIEL C. O'BRIEN and wife, MARY E. O'BRIEN, hereinafter referred to as Grantees their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

13:5 09/07 0101 03CHECK 656.50

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Lots 5 and 6, Pointset Condominium, of record in Book 5158, Page 261, Register's Office for said County, and being located on Lot No. 5 on the Plan of Pointset as of record in Book 5050, Page 65, said Register's Office, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of record in Book 5158, Page 244, Register's Office.

BEING the same property conveyed to Albert Duling, Jr. by deed of record in Book 5249, Page 807, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Ronald B. Buchanan, Trustee, by the Will of Albert Duling, Jr. of record in the Probate Court for Lee County, Florida, Case No. 90-2254-CP, and the Affidavit of Inheritance filed simultaneously herewith.

THIS CONVEYANCE IS SUBJECT to property taxes for the year 1995 which have been prorated and assumed by the Grantees, all matters shown on the Plan of record in Book 5050, Page 65, and shown on Exhibit "B" to the Master Deed of record in Book 5158, Page 261, and the Master Deed and By-Laws of record in Book 5158, Page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 2707 Abbott Martin Road, Nashville, Davidson County, Tennessee.