BOOK 5484 PAGE 139

Tobe Assgn.

TK

QUITCLAIM DEED

FROM: Central Tennessee Investment Company, Inc., Trustee

TO: Delmer H. Peppers

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No
Delmer H. Peppers 5200 Pritchett Drive Nashville, Tenn. 37220	SAME	: Map Parcel

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ —0—

Affiant

Subscribed and sworn to before me, this the 6th day of August, 1979.

Notary Public

My Comm. Expires: Oct. 19, 1981

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Delmer H. Peppers, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Central Tennessee Investment, Company, Inc., Trustee, hereinafter called "Grantor", does hereby quitclaim, transfer and convey to Delmer H. Peppers, hereinafter called "Grantee", his heirs and assigns, all of its right, title, and interest in and to the following real estate located in Davidson County, Tennessee, described as follows:

Apartment Unit Nos. A-2, C-20, C-25, D-28, D-30, E-44, E-45, F-48, F-50, F-52, G-58, G-62, G-66, J-77, K-86, K-87, K-88, K-89, and K-90, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Units.

Being part of the same property conveyed to J. R. Freeman, Trustee by deed from Driver Investments, a partnership, of record in Book 5057, page 275, Register's Office for Davidson County, Tennessee. By Designation and Appointment of Substitute Trustee of record in Book 5482, page 142, said Register's Office, Central Tennessee Investment Company, Inc., Trustee was designated and substituted as Trustee in the place and stead of J. R. Freeman, Trustee.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by (i) all terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee, and (ii) all terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee, and the By Laws and Rules and

regulations of said corporation. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Grantor may elect to pay such real property taxes, and in such event Grantor shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This convenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1999, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 6th day of August, 1979.

Delmer H. Peppers

"GRANTEE"

CENTRAL TENNESSEE INVESTMENT COMPANY, INC., TRUSTEE

BY: Gary T. Freeman, Vice-President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie A. Carter, a Notary Public in and for said County and State, the within named Delmer H. Peppers, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1979.

Melanie A. Carter
NOTARY PUBLIC

My Commission Expires: Oct. 18, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty R. Powers, a Notary Public in and for the County and State aforesaid, personally appeared Gary T. Freeman, with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Central Tennessee Investment Company, Inc., Trustee, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Gary T. Freeman, as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1979.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 7-26-80

F46932

IDENTIFICATION REFERENCE

Aug 17 1 23 PM '79

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.