THIS INSTRUMENT PREPARED BY:
John H. Roe, Jr.
26th Floor, L & C Tower
Nashville, TN 37219

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3365

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Nos.
The Peppertree Company P. O. Box 787 Springfield, TN 37172	same	142-6A-191

WHEREAS, by Warranty Deed of record in Book 5127, Page 544, The Peppertree Company, a Tennessee limited partnership (hereinafter referred to as "Grantee"), conveyed the property hereinafter described to Mike J. Tschida and wife, Diane M. Tschida (hereinafter referred to as "Grantors") pursuant to Warranty Deed of record in Book 5127, Page 544;

WHEREAS, it was the intention of the Grantors and Grantee pursuant to such instrument that Grantors would acquire a fee simple in such property subject only to the purchase money mortgage of Grantee;

WHEREAS, pursuant to the requirements of Third National Mortgage Company, the owner and holder of the indebtedness described in and secured by Trust Deeds of record in Book 5052, Pages 955 and 960, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC"), as modified by the Consolidation and Modification Agreement of record in Book 5305, Page 979, RODC, and further secured by an Assignment of Contracts of Sale of record in Book 5305, Page 986, RODC, it was contemplated that Grantors would acquire title subsequently in accordance with the terms of a Contract of Sale between Grantors and Grantee and that such conveyance and the trust deed securing the purchase money mortgage of Grantors would be in a form satisfactory to such lender;

WHEREAS, it is necessary that title to the property be reconveyed to Grantee in order that it might make a proper conveyance to Grantors and that Grantors might execute and deliver a proper deed of trust to Grantors in conformity with the requirements of Third National Mortgage Company;

NOW, THEREFORE, for and in consideration of One ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and in consideration of the Grantee's promise to reconvey the property in conformity with the procedures hereinabove described, Grantors by these presents do hereby quitclaim, transfer and convey all of their right, title and interest in and to the hereinafter described property unto the Grantee, its

heirs, successors and assigns, said property being a tract or parcel of land in Davidson County, Tennessee described as follows:

> Building No. 25 Unit No. 191, and Garage No. 191G, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wall-coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, RODC, being part of the same property originallly conveyed to Grantee by Deed of record in Book 5052, Page 951 through 954, RODC.
>
> Being the same property conveyed to Grantors by deed of record in Book 5127, Page 544, RODC.
>
> This is improved property known as Unit 191, 810 Bellevue Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

IN TESTIMONY WHEREOF, we have hereunto set out hands this 1st day of March, 1980.

Mike J. Tschida

Mike J. Tschida

x Diane M. Tschida

Diane M. Tschida

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said county and state, the within named Mike J. Tschida and wife, Diane M. Tschida, the bargainors, with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 1980.

Teresa Nowak

Notary Public

My Commission Expires:

NOTARY PUBLIC TERESA NOWAK DAVIDSON COUNTY, TENN.

9-18-82

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The actual consideration for this transfer of property is $1.00.

THE PEPPERTREE COMPANY, a Tennessee limited partnership, acting by and through its General Partner, THE BELLEVUE COMPANY, a Tennessee corporation

By: _____
Carl Batson, President

Sworn to and subscribed before me this 3rd day of April, 1980.

Teresa Novak
Notary Public

My Commission Expires:

5/18/82

RUSH

F-84966

IDENTIFICATION REFERENCE

APR 14 3 44 PM '80

FEE $ TAX PAID REGISTER
DAVIDSON COUNTY, TENN.