This Instrument Prepared By:
David B. Herbert, Attorney
23rd Floor - L & C Tower
Nashville, TN. 37219

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# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel No: |
|---|---|---|
| Kenneth E. Culp<br>Town & Country Realtors<br>3815 Cleghorn Avenue<br>Nashville, TN 37215 | Fidelity Federal<br>Savings & Loan<br>4th and Union<br>Nashville, TN 37219 | 104-11-A-34<br>24W-15066 |

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, and for compliance with certain terms of a Plan of Liquidation under Section 337 of the Internal Revenue Code, and for no monetary considerations, the undersigned, by these presents, quitclaims, grants and conveys unto KENNETH E. CULP, all of the undersigneds interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Unit No. C-2, Parcel 34, in a horizontal property regime which is located on the Plat of Villager West Condominium, as of record in Book 5210, page 174, Register's Office for said County.

Being the same property conveyed to Town & Country Realty Co., by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., as of record in Book 5491, page 347, Register's Office for said County.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager West Condominiums of record in Book 5452, page 419, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5452, page 460, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto to which reference is here made.

Town & Country Realty Co. is now known as T & C Properties, Inc. by instrument of record in Book 5705, page 821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any mortgages and taxes for the current year.

This is improved property known as: 2134 Fairfax Avenue, C-2, Nashville, Tennessee. 37212

Dated this 14th day of October, 1981.

ATTEST:

Robert Waite Clark
Robert Waite Clark, Secretary

TOWN & COUNTRY REALTY CO., NOW T & C PROPERTIES, INC.

By: James E. White
James E. White, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. White and Robert Waite Clark with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary, respectively, of T & C Properties, Inc., formerly Town & Country Realty Co., a corporation, the bargainor, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said James E. White as such President, and attesting by the said Robert Waite Clark, as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of October, 1981.

Notary Public

My commission expires: 7-21-85

* * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 14th day of October, 1981.

Notary Public

My commission expires: 7-21-85

IDENTIFICATION REFERENCE

Oct 26 3 25 PM '81

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

65661

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