This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5848 PAGE 179

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

Affiant

Subscribed and sworn to before me this 25th day of January, 1982.

Notary Public

My commission expires: July 21, 1984

RUSH

IDENTIF. REFERENCE

FEB 2 3 29 PM '82

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 78410

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QUITCLAIM DEED

ADDRESS NEW OWNER:
Hobbs House
Homeowners' Association
c/o Gary L. Sisco & Associates
Post Office Box 90802
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Hobbs House
Homeowners' Association
c/o Gary L. Sisco & Associates
Post Office Box 90802
Nashville, Tennessee 37209

MAP-PARCEL NO.:
Map 131-2
Parcel A122
Parcel A123
Parcel A124

W I T N E S S E T H:

WHEREAS, Andrews Properties, Inc. ("Grantor") filed for record in Book 5289, Page 515, of the Register's Office for Davidson County, Tennessee, the master deed for Hobbs House (the "Master Deed") submitting certain real estate and improvements thereon as described in the Master Deed to a horizontal property regime pursuant to the Horizontal Property Act of the State of Tennessee;

WHEREAS, pursuant to paragraph 30 of the Master Deed, the Grantor reserved the right to create and construct additional apartment units in certain reserved space lying within basement areas of Buildings "D", "H" and "I" of Hobbs House and as shown on the plat of Hobbs House recorded in Book 5200, Page 54, of the Register's for Davidson County, Tennessee, as areas reserved to the Grantor ("Reserved Areas");

WHEREAS the unit owners of Hobbs House have treated the Reserved Areas continuously as common elements, being used in common by all co-owners, all with the consent and approval of the Grantor;

WHEREAS, the unit owners of Hobbs House have requested that the Grantor convey said Reserved Areas to Hobbs House Homeowners' Association so that the unit owners may continue their use of said areas and the Grantor has agreed to convey the same without monetary consideration;

NOW, THEREFORE, for and in consideration of the premises and to carry out the purposes stated above, Andrews Properties, Inc. does hereby quitclaim and convey to Hobbs House Homeowners' Association certain real estate lying in Davidson County, Tennessee (the "Property"), to-wit:

> Those areas shown on the Plat of Hobbs House Apartments Condominium Apartments, of record in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, as basements of Buildings "D", "H", and "I" reserved for future units.
>
> Being a portion of the property conveyed to Andrews Properties, Inc. by deed of record in Book 5239, Page 435, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Hobbs House Homeowners' Association, its successors and assigns forever.

The above Property is conveyed subject to easements and encumbrances of record, including but not limited to, the Master Deed and Bylaws of record in Book 5289, Page 515, Register's Office for Davidson County, Tennessee. This conveyance is further subject to 1981 and 1982 taxes which the Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, Andrews Properties, Inc. has executed this Quitclaim Deed this 25th day of January, 1982.

ANDREWS PROPERTIES, INC.

By: Carter Andrews
Carter Andrews, Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carter Andrews, with whom I am personally acquainted, and who acknowledged himself to be the Vice President of Andrews Properties, Inc., a corporation, the within bargainor, and that he as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 1982.

Juanita V. Thomason
NOTARY PUBLIC

My commission expires: July 21, 1984