QUITCLAIM DEED

FROM: ROY CONWAY FLOWERS

THIS INSTRUMENT PREPARED BY:
FRANK G. FRIEDMAN
211 PRINTERS ALLEY BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 6320 PAGE 29

TO: 211 PRINTERS ALLEY
CONDOMINIUM ASSOCIATION
INC., A TENNESSEE CORPORATION

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
211 PRINTERS ALLEY CONDOMINIUM ASSOCIATION, INC. A TENNESSEE CORPORATION 211 Printers Alley Building Nashville, Tennessee 37201	SAME	93 - 2 - 3 165

Field Book Numbers

FOR AND IN CONSIDERATION of good and valuable consideration, (non-monetary) Grantor does hereby quitclaim and convey unto the Grantee, 211 Printers Alley Condominium Association, Inc., a Tennessee Corporation, absolutely and in fee simple the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, said premises being more particularly described as follows:

Unit space labled 2-E, as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unti and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided twenty (20%) percent interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, the Subdivision of the John Waters Property, plan not of record described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner, thence with Whithworth's south line and with the line between Lots 1 margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Being part of the same property conveyed to J. M. Grissim, Trustee, by deed from Amoco Oil Company, a Maryland Corporation, of record in Book 5477, page 592, Register's Office, Davidson County, Tennessee.

Said conveyance shall include the right of ingress and egress from said property and the right to use, for all proper purposes in common with the Grantor, his successors and assigns, and all other occupants from tiem to time, any and all portions of the project designated by statute and the declaration as common elements.

Said conveyance shall be subject to the following reservations, restrictions and use and convenants and obligations as set forth in the Master Deed and Declaration dated April 16th, 1981 and of record in the Register's Office for Davidson County, Tennessee, in Book, 5741, page 389, as set forth in the By-laws of the Association of the Owners attached thereto, and as it may be amended from time to time, all of which restrictions, payment of charges, and all other convenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee as binding and to be binding on the Grantee and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

RGF ~~To have and to hold~~ the same with all improvements, tenements, rights, easements, priiviledges and appurtenances thereunto belonging or otherwise appertaining or held or enjoyed therewith unto the Grantee and his, their or its successors, heirs, administrators, executors and assigns or the heirs and assigns of the survivors of them, as the case may be, subject as foresaid, forever.

And the Grantee in consideration of the foregoing conveyance hereby covenant and agree with the Grantor and the Grantee, assume and agree to pay the pro-rata share, in the same proportion as the undivided interest conveyed herein, of the principal balance due under the above described assessment as and when the principal and interest fall due and will save the Grantor, his successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from and in connection with said assessment.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this conveyance to be executed on the 7th day of September, 1983.

GRANTOR:

Roy Conway Flowers

ROY CONWAY FLOWERS

GRANTEE:

211 PRINTERS ALLEY BUILDING
CONDOMINIUM ASSOCIATION, INC.

BY: _____
LOUIS KOMISAR, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Roy Conway Flowers
Affiant

Subscribed and sworn to before me this the 14th day of September, 1983.

Notary Public

My Commission Expires January 18, 1987
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared LOUIS KOMISAR, President of 211 Printers Alley Condominium Association, Inc., a Tennessee Corporation, the within named bargainor with whom I am personally acquainted, and who, in his capacity of President of the aforementioned corporation upon oath, acknowledged that he executed the within instrument for the purposes therein contained and with all necessary authority to do so.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of Sept, 1983.

Notary Public

My Commission Expires January 18, 1987
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared ROY CONWAY FLOWERS, the within named bargainor with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of Sept, 1983.

Notary Public

My Commission Expires January 18, 1987
My Commission Expires: _____

I 30464

T IDENTIF. REFERENCE

JUN 20 3 20 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH