3956 08/06 6.00- CASH

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I 41227

FORM NO. WD-1

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION ~~OR VALUE WHICHEVER IS GREATER~~ FOR THIS TRANSFER IS $ -0-

David M. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1984.

Notary Public

MY COMMISSION EXPIRES: 3-24-85

(AFFIX SEAL)

IDENTIF. REFERENCE

AUG 6 1 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN, JR. ATTORNEY, 419 WELSHWOOD AVENUE, NASHVILLE, TN, 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Miller	Dominion Bancshares Mtg. Corp.	Map 108-12A
(NAME)	(NAME)	
2001 Antioch PK	9900 Main Street, Suite 200	Parcel - 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch TN 37013	Fairfax, VA 22031	3D87248
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah M. Austin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:~~ all their right title and interest in and to that certain tract or parcel of land in County, State of Tennessee, described as follows: to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows; Unit No. 41, Lot No. 32, in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, page 522, Register's Office, Davidson County.

BEING the same property conveyed to Deborah M. Austin by deed from TennReal, Inc., of record in Book 6321, Page 665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4800, page 254, and Book 5931, page 506, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 828, said Register's Office.

This is { unimproved / improved } { X } property, known as Unit 41, Quail Valley Road, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER; AND WE COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD AND LAWFUL RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED, EXCEPT AS STATED HEREIN, AND WE WILL AND OUR HEIRS SHALL WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of July, 19 84

Deborah M Austin

Deborah M. Austin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah M. Austin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 19 84

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

QUITCLAIM DEED

~~XXXXXXXXXXXXXXXX~~

FROM
Deborah M. Austin

TO
David Miller

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
419 WELSHWOOD AVE.
P.O. BOX 110599
NASHVILLE, TENNESSEE 37211
333-0756