BOOK 6478 PAGE 391

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FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

JAN 22 11 28 AM '85

IDENTIF. REFERENCE

I: 7 8 1 1 5

FROM
TennReal Inc.

TO
Claridge Builders, Inc.

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claridge Builders, Inc. (NAME)	Same (NAME)	Map 108-3-A
1233 Reelfoot Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pr. Nos. 25 and 26
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Title Escrow, Inc.
Spence Lane, Suite 218
Nashville, Tn. 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$None

Paul E Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF January, 1985

Gene M. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

I hereby quitclaim to Claridge Builders, Inc.

all my interest in the following land:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 16, Unit Nos. 25 and 26 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II, Section 3, Patio Villa as recorded in Plat Book 5200, page 495, said Register's Office.

BEING part of the same property conveyed to TennReal Inc. by deed from Buford Dorris Waggoner, Sr. Executor of the Estate of Emma Lee Waggoner of record in Book 5912, page 922, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book 5970, page 329, and re-recorded in Book 6014, page 973, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Units 25 and 26, Lot 16 Patio Villa, Phase II, Sec. 3
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

And now we, TennReal Inc. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Claridge Builders, Inc., it's heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, the said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 18th day of January, 1985

Paul E Johnson
TennReal Inc. by Paul E. Johnson, President

STATE OF TENNESSEE
Davidson County

BOOK 6478 PAGE 332

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and xxxxxxxxxxxxxx respectively of the TennReal Inc. the within named bargainor, a corporation, and that (he) as such President and xxxxxxxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Paul E. Johnson as such President, and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxx.

Witness my hand and official seal at office at Nashville, TN on this the 18th day of January, 19 85.

My commission expires 4/21/85

Notary Public

FROM TennReal Inc.

TO Claridge Builders, Inc.

File Box 24

title escrow, inc.
218 fortune building I
311 plus park boulevard
nashville, tennessee 37217
telephone 615-361-6679