BOX 15

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

QUITCLAIM DEED

BOOK 6799 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Elizabeth Craig Lancaster (NAME)	Fidelity Federal Savings & Loan (NAME)	16-3B-184
Route 1, Box 34 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Sewanee, TN 37575 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	7DA-78061

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Donia Craig Dickerson, unmarried, by these presents do hereby quitclaim and convey unto Elizabeth Craig Lancaster, her successors and assigns, all her right, title and interest in and to the following described tract of land:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 184 in a Horizontal Property Regime located on the Plan of Royal Oaks Condominiums as of record in Book 5200, page 45, said Register's Office to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Donia Craig Dickerson, unmarried, by deed from Thomas C. Mottern, unmarried, of record in Book 6233, page 490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all 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; and is subject to the By-Laws for the administration 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 thereon; 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 Royal Oaks Condominiums of record in Book 5282, page 972, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6233, page 493, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 4 day of March 1986

Affiant

My commission expires: 6-5-89

(Affix Seal)

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 4th day of March, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donia Craig Dickerson
Donia Craig Dickerson

8 1 4 0 0

IDENTIFICATION REFERENCE

MAR 7 12 31 PM '86

FILED & RECORDED
ELLIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$6.00

TAX PAID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donia Craig Dickerson

the within named 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, TN this 4th day of March, 19 86.

Adelaide T. Mc[illegible], Notary Public

Commission expires 7-27-86

*(or proved to me on the basis of satisfactory evidence)

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

QUIT CLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627