This instrument prepared by:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

Attn: Shilia

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QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| John W. McClellan<br>3436 Hampton Avenue<br>Nashville, TN 37215 | Same | 117-2-B-227 |

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars ($20,000), David McClellan, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby quitclaim, transfer and convey his one-half undivided interest unto John W. McClellan, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Unit No. P-5, Parcel No. 227, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John McClellan and David McClellan, brothers by Warranty Deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5459, page 194, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to 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; 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 thereof; 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 Villager Condominiums of record in Book 5434, Page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's Office, including among other

07/23 65.50- CHECK

1163

conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

This is improved property known as P-5, 2601 Hillsboro Road, Nashville, Tennessee 37212.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 15th day of July, 1986.

David McClellan

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Teri Sullenberger, a Notary Public in and for the County and State aforesaid, personally appeared (or proved to me on the basis of satisfactory evidence), David McClellan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 1986.

Notary Public

My Commission Expires:

7-17-88

TERI SULLENBERGER NOTARY PUBLIC DAVIDSON CO.

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STATE OF Tennessee )
)
COUNTY OF Davidson )

The actual consideration for this transfer of property is $20,000 and no other monetary consideration.

John W. McClellan

Sworn to and subscribed before me
this 23rd day of July, 1986.

Jill Sullenburger
Notary Public

My Commission Expires: 7-17-88

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

23892

JUL 23 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

2000.00- CONT.
56.00 CSTAX
.50 PRFE
9.00 MRTG
CHECK 65.50-
1183A07/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

238.92

IDENTIFICATION/REFERENCE

Jul 23 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274479