BOOK 7041 PAGE 797

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: William Wirt Courtney, IV ("GRANTOR")

TO: Robert H. Cowan and wife, Cleo W. Cowan ("GRANTEES")

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP AND PARCEL NO:
Robert H. Cowan, et ux 2134 Fairfax Ave., E-3 Nashville, TN 37212	Fidelity Federal Savings & Loan Assn. 401 Union Street Nashville, TN 37219	104-11A-67

FOR AND IN CONSIDERATION of no monetary consideration, I, William Wirt Courtney, IV, unmarried, by these presents do hereby quitclaim and convey to Robert H. Cowan and wife, Cleo W. Cowan, their heirs and assigns, any and all interest I may have in and to the following described tract or parcel of land:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-3, Parcel No. 67, of The Villager West Condominiums, as of record in Book 5210, page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to William Wirt Courtney, IV, and Robert H. Cowan and wife, Cleo W. Cowan, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5548, Page 375, 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 The Villager West Condominiums, as of record in Book 5452, page 419, said Register's Office.

This is improved property known as 2134 Fairfax Avenue, E-3, Nashville, Tennessee 37212.

AND NOW, I, the said William Wirt Courtney, IV, do hereby quitclaim and convey to Robert H. Cowan and wife, Cleo W. Cowan, their heirs and assigns all my interest in the hereinabove described property and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this 12 day of November, 1986.

William Wirt Courtney, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeard before me, Ethel Hughes, a Notary Public in and for said County and State, the within named, William Wirt Courtney, IV, an unmarried person, the Bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of November, 1986.

Ethel Hughes
NOTARY PUBLIC

My Commission Expires: 1-19-88.

E. HUGHES NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ -0-
Ruth A. Courtney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17th DAY OF Nov. 19 86
B. Edwards
Deputy Register

63924

IDENTIFICATION REFERENCE

Nov 17 1 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN