This instrument prepared by: Harris A. Gilbert, Attorney
13th Floor, Third National Bank Building
Nashville, TN 37219

QUITCLAIM DEED

BOOK 7101 PAGE 453

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edwin Smirnow and wife, Peggy D. Smirnow	SAME	103-16A
Rokeby (NAME)	(NAME)	Parcel 1 (1977)
3901 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	103-16
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 29 (1976)

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Edwin Smirnow, by these presents do hereby quitclaim and convey ** successors and assigns, all right, title and interest in and to the following described tract of land:

PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

8 1 7 9 5

IDENTIFICATION REFERENCE

JAN 8 3 46 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 5 day of January 19 87

Affiant

My commission expires My Commission Exp. [illegible] 11, 1989 (Affix Seal)

Notary Public

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

Witness my hand this 2nd day of November, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EDWIN SMIRNOW

**a one-half (1/2) interest in the following described property to my wife, Peggy D. Smirnow, with the right of Edwin Smirnow to live in said property for and during my natural life, provided that upon my death, Peggy D. Smirnow, shall have the right to live in said propert subject to paying all condominium assessments, maintenance assessments, and taxes thereon. Upon her death, she shall have the right to devise her one-half (1/2) interest to whomever she wishes.

mortgage payments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* EDWIN SMIRNOW

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville Tennessee *Tennessee,*
this 3rd *day of* ~~November~~ January, *19*86.

_____ *Notary Public*

Commission expires 9/19/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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

EXHIBIT A

Unit No. 201 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 2nd Floor of ROKEBY of record in Book 5060, page 105, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 105, said Register's Office. Parking Space No. 23 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Edwin Smirnow and wife, Bettye Anne Smirnow (now deceased), by deed from The Rokeby Corporation, of record in Book 5288, Page 62, said Register's Office.