PREPARED BY:

LAW OFFICE OF BART DURHAM
1712 Parkway Towers
Nashville, Tennessee 37219
(615) 242-9000

QUITCLAIM DEED

Address New Owner as follows:	The Name & Address of the Mortagee	Map Parcel Nos.
LOIS JEAN PENNINGTON (Name)	SAME (Name)	162-00
292 Tusculum Road (Street Address)	(Street Address)	148-19
Nashville, TN 37211 (City) (State) (Zip Code)	(City) (State) (Zip Code)	05DU-42371

KNOW ALL MEN BY THESE PRESENTS:

That JAMES LEIGH SCHWAGER, for the express purpose of making a conveyance as part of a Property Settlement Agreement in a divorce action filed in the Probate Court of Davidson County, Tennessee, Docket No. 86D-3571, between LOIS JEAN SCHWAGER vs. JAMES LEIGH SCHWAGER does hereby demise, release and forever quitclaim unto the said LOIS JEAN PENNINGTON SCHWAGER, her heirs, successors and assigns, all of his title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 35 on the site Plan of Phase I, Hickory Glade, of record in Book 6250, Page 889, which amends Book 6250, Page 889, which amends Book 6250, Page 888, Register's Office for said county, to which plan reference is hjereby made for a more complete legal description.
>
> Being the same property conveyed to W.L. Bainbridge, Inc., by deed from Roy E. Nelson and wife, Margaret L. Nelson of record in Book 6707, Page 744 and by Deed from H.L. Kieffer, unmarried, of record in Book 6707, Page 753, and in Deed Book 6793, Page 795, Register's Office Davidson County, Tennessee.
>
> Subject to restrictions of record in Book 6824, Page 929 re-recorded in Book 6898, Page 896, amended in Book 6898, Page 920, Book 6957, Page 473 said Register's Office
>
> By-Laws of record in Book 6878, Page 390.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, esements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6250, Page 889 and amended Book 6250, Page 888 said Register's Office.

WITNESS my hand this 2nd day of February, 1987.

James Leigh Schwager
JAMES LEIGH SCHWAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named JAMES LEIGH SCHWAGER, the 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 official seal at Nashville, Tennessee, this 2nd day of February, 1987.

Joan M. Hall
Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

James Leigh Schwager
JAMES LEIGH SCHWAGER

Sworn to and subscribed before me this 2nd day of February, 1987.

Joan M. Hall
Notary Public

My commission expires: 7-10-90

FEB 3 1 26 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

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