THIS INSTRUMENT PREPARED BY
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

Dd36

QUITCLAIM DEED

Ortale, Kelley, Herbert & Crawford

BOOK 7130 PAGE 527

Map-Parcel No.:	*Name and Address of New Owner:*	*Send Tax Bills To:*
142-5D #17	John N. Badger	Fidelity Federal Savings & Loan Association
Field Book No:	C-405, 925 Todd Preis Dr.	401 Union Street
9D-65431	Nashville, TN 37221	Nashville, TN 37219

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged,

Karen Badger

Grantor(s) by these presents, quitclaims, grants and conveys unto John N. Badger

Grantee(s) his heirs, successors and assigns, all interest in and to the following tract of land in

Davidson County, Tennessee, State of Tennessee, to-wit:

Unit No. C-405, together with the Carport designated No. C-405-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John N. Badger by Quit Claim Deed from Judith M. Badger as of record in Book 5320, page 375, and Quit Claim Deed and Release of record in Book 6508, page 389, Register's Office for Davidson County, Tennessee and Warranty Deed from John N. Badger to John N. Badger and wife, Karen Badger, as of record in Book 6806, page 934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 5164, page 858, Register's Office for Davidson County, Tennessee. This conveyance is made for the express purpose of terminating tenants by the entireties in and to the entire interest in the said property previously held by the grantors all as contemplated by TCA Section 66-1-110, thereby vesting Grantee with title in fee simple.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the day of February, 19 87.

Karen Badger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7130 PAGE 528

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Karen Badger

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of February, 1987.

Debbie R. Christianson
Notary Public

My commission expires: 5-19-87

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1987

MY COMMISSION EXPIRES 5-19-87 (AFFIX SEAL)

Debbie R. Christianson
Notary Public

QUITCLAIM DEED

FROM
Karen Badger

TO
John N. Badger

91505

IDENTIFICATION REFERENCE

FEB 6 3 14 PM '87

PERCY Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public