THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

BOOK 7195 PAGE 60

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
CAROLYN DELFFS	MORTGAGEE: NONE	MAP 26-5-A
405 Two Mile Pike		PARCEL 3 Jd
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, GARY WADDEY, UNMARRIED, hereby transfers, conveys, and quitclaims to CAROLYN DELFFS, her heirs and assigns, all of my right, title and interest in and to the following described real estate in Davidson County, Tennessee, to wit:

UNIT C of COLONIAL SQUARE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of COLONIAL SQUARE of record in Book 6478, page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Waddey and Carolyn Waddey, as tenants in common, by deed from Roger Smith, Trustee, of record in Book 6478, page 360, Register's Office for Davidson County, Tennessee; the said Gary Waddey and Carolyn Waddey having since divorced, and Carolyn Waddey now being Carolyn Delffs.

This conveyance is made subject to the Master Deed and By-Laws of COLONIAL SQUARE of record in Book 6478, page 329; the Declarations of Covenants, Conditions and Restrictions of COLONIAL SQUARE of record in Book 6478, page 329; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) 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 COLONIAL SQUARE, a condominium office building of record in Book 6478, page 329, Register's Office for Davidson County, Tennessee.

This is improved property known as: 405 Two Mile Pike, Unit C, Goodlettsville, Tennessee 37072

WITNESS my hand on this the 30th day of March, 1987.

Gary Waddey Unmarried
GARY WADDEY, UNMARRIED

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY WADDEY, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.
WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1987.

Claudia L. Mackey
NOTARY PUBLIC

My Commission Expires: 11-12-89

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 30th day of March, 1987.

NOTARY PUBLIC

My Commission Expires: 11-12-89

12241

IDENTIFICATION REFERENCE

APR 7 2 05 PM '87

PETER C. HUDSON REGISTER
DAVIDSON COUNTY, TN