Bell 12

BOOK 7341 PAGE 823

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
WALTER L. TIMMONS, JR. 900 Division Street Nashville, TN 37203	SAME	Map 104-11-0-D Parcel Nos. 14, 17, and 18

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, THE COLUMNS, LTD., a Tennessee limited partnership, hereinafter referred to as "Grantor", has bargained and sold, and does hereby transfer and convey unto WALTER L. TIMMONS, JR., hereinafter referred to as "Grantee," his heirs and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as 2121 Fairfax Avenue, Units Nos. 14, 17 and 18, Nashville, Tennessee 37212.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to 1987 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantee, an indebtedness of Grantor to Metropolitan Federal Savings and Loan Association of Nashville assumed or satisfied by Grantee, limitations and conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sections 66-27-101, et seq., and matters contained in the Master Deed creating a

horizontal property regime for The Columns, as of record in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, including, but not limited to those easements, common areas, utilities, and other matters contained in the plat of the same exhibited thereto.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by all of its General Partners on this the 31st day of August, 1987.

THE COLUMNS, LTD., a Tennessee limited partnership

BY: _____
Walter L. Timmons, Jr.
General Partner

BY: _____
Terrence L. Cobb, General Partner

BY: _____
Charles B. Reasor, Jr.,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this 31st day of August, 1987.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-8-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Norma B. Moody, a Notary Public for the State and County aforesaid, personally appeared Walter L. Timmons, Jr., Terrence L. Cobb, and Charles B. Reasor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of The Columns, Ltd., the within named bargainor, a Tennessee limited partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS MY HAND AND SEAL at office in Nashville, Tennessee, this 31st day of August, 1987.

Norma B. Moody
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
8-8-88

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Units Nos. 14, 17 and 18 of a condominium apartment horizontal property regime, known as The Columns, created by a Master Deed and plat of record in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description of said Units, together with appurtenant undivided interests in the common areas.

BEING part of the same property conveyed to The Columns, Ltd., by deed from Keith M. Lundin, Steve Cobb and wife, Nancy Hendrix, as of record in Book 6186, Page 468, Register's Office for Davidson County, Tennessee.

61531
IDENTIFICATION REFERENCE
SEP 1 3 54 PM '87
DAVIDSON COUNTY, TN.