BOOK 7520 PAGE 16

QUITCLAIM DEED

41

5754 04/18 0101 03CHECK 6.00

FROM: Umberto J. Fontana, Grantor

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Umberto J. Fontana and Elizabeth Fontana, husband and wife, Grantees

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
128 Prospect Hill Sugartree Nashville, TN 37205	Same	116-8-F128
		Field Book Numbers
		07-DA-74901

Exempt from T.C.A. § 67-4-409 in that transfer of realty is between spouses for the creation of tenancy by the entirety.

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Umberto J. Fontana, Grantor has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Umberto J. Fontana and Elizabeth Fontana, husband and wife, as tenants by the entireties, their heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain building site (lot) identified as No. 128, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, Register's Office for said County.

Being part of the same property conveyed to Umberto J. Fontana by deed from Los Mameyes, Inc., a Tennessee corporation, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

22488

IDENTIFICATION REFERENCE

APR 18 3 50 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as 128 Prospect Hill, Sugartree, Nashville, TN 37205.

This conveyance is expressly made subject, without limitation, to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantee.

2. Deed of Trust executed by Los Mameyes, S.A., a corporation organized under the laws of the Republic of Panama to James L. Roberts, Trustee, of record in Book 5455, page 853, Register's Office for Davidson County, Tennessee, to secure to Third National Bank in Nashville, the payment of a note in the original principal amount of $137,900, subject to terms and conditions therein.

3. Matters shown on the revised plan of Sugartree, Phase III, as amended, together with the recorded Master Deed, By-Laws, and Charter of Homeowners Association all as amended and recorded in the Register's Office of Davidson County, Tennessee.

Witness my hand this 31st day of March, 1988.

UMBERTO J. FONTANA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine K. Ferrell, a Notary Public of said County and State, UMBERTO J. FONTANA, 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, at Office, this 31st day of March, 1988.

Katherine K. Ferrell
Notary Public

My Commission Expires: 3-11-90

8527W/4-05-88