Box 14
G5105

BOOK 7627 PAGE 756

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 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: 85-15 Parcel: 16

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, T & C PARTNERSHIP, a Tennessee general partnership composed of Walter L. Timmons, Jr., and Terrence L. Cobb, 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 Spring Place Condominiums, Spring Place Drive, Nashville, Tennessee 37214.

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 1988 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 Fidelity Federal Savings and Loan Association of Nashville 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 Spring Place Condominiums, as of record in Book 6780, Page 229, Register's Office for Davidson County, Tennessee, as amended in Book 7213, Page 121, said Register's Office, 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 as of the 11 day of August, 1988.

T & C PARTNERSHIP, a Tennessee general partnership

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

BY: _____
Terrence L. Cobb,
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 12th day of August, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Renaud, Jr., a Notary Public for the State and County aforesaid, Walter L. Timmons, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 12th day of August, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Rawson, Jr., a Notary Public for the State and County aforesaid, Terrence L. Cobb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 10th day of August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

EXHIBIT "A"

LEGAL DESCRIPTION

7555 08/16 0101 03CHECK 12.00

BEING a tract of property lying in Davidson County, Tennessee, and being bounded on the East by Lebanon Road (U. S. Highway No. 70); on the South by W. H. Brewer; on the West by Lots 21, 22 and 23 of Stanford Country Club Estates, as of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee; on the North by O. E. Walton and being more particularly described as follows:

BEGINNING at an iron pin in the West right-of-way line of Lebanon Road, said pin being a corner common with W. H. Brewer and being located 824 feet more or less northerly from the North right-of-way line of Disspayne Drive; thence with W. H. Brewer, North 56 deg. 53 min. 00 sec. West, 539.10 feet to an iron pin corner common with Lot 21, Stanford Country Club Estates in the North line of W. H. Brewer; thence with Lot 21 and passing the corner between Lots 22 and 23, North 25 deg. 49 min. 56 sec. East, 201.63 feet to an iron pin corner common with O. E. Walton in the East line of Lot 23, Stanford Country Club Estates; thence with O. E. Walton, South 56 deg. 53 min. 00 sec. East, 563.53 feet to an iron pin corner common with O. E. Walton in the West right-of-way line of Lebanon Road (U. S. Highway No. 70); thence with the West right-of-way of Lebanon Road (U. S. Highway 70) on a curve to the right, the radius of which is 3450.00 feet, the central angle of which is 03 deg. 19 min. 19 sec., the chord of which is South 32 deg. 47 min. 22 sec. West, 200.00 feet, along the curve distance of 200.03 feet to the point of beginning, containing 2.54 acres, more or less.

BEING the same property conveyed to T & C Partnership, a Tennessee general partnership composed of Walter L. Timmons, Jr., and Terrence L. Cobb, by a Quitclaim Deed from Spring Place Venture, a Tennessee joint venture, as of record in Book 7411, Page 328, said Register's Office.

59143

Aug 16 1 32 PM '88