QUIT CLAIM DEED

THIS INDENTURE made this 23rd day of Sept., 1988, between JERRY W. LEMAY and wife, GLORIA A. LEMAY, of Davidson County in the State of Tennessee, Parties of the First Part, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, of Washington, D.C., Party of the Second Part.

BOOK 7666 PAGE 680

WITNESSETH

That the said parties of the first part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUIT CLAIMED, and do hereby bargain, sell, remise, release, and QUIT CLAIM unto the said party of the second part, the following described premises; to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Picadilly Square, Phase 1, as of record in Plat Book 5200, pages 720, 721 and 722, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to the Jerry W. Lemay and wife, Gloria A. Lemay, by Warranty Deed from Thomas O'Hara and wife, Toni L. O'Hara, of record in Book 6404, page 274, Register's Office for said County.

THIS instrument is made subject to Restrictive Covenants of record in Book 6236, page 730, said Register's Office, the Plan of record in Book 5200, page 720, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon, and to all applicable local government planning, building and zoning regulations.

THIS lot is part of a Planned Unit Development and subject to the Declaration of Covenants and Restrictions of record in Book 6236, page 683, said Register's Office, including but not limited to, assessments, special assessments, charges and liens, and the By-Laws of the Piccadilly Square Homeowners Association, of record in Book 6236, page 708, said Register's Office and the Master Deed conveying the common area to the Association of record in Book 6236, page 680, said Register's Office. The fee title to any lot described as bounded by any street, lane, walkway, park, trail, playground, lake, pond,

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PROPERTY OWNER:
FNMA
c/o
3900 Wisconsin Ave N.W.
Washington D.C. 20016
MORTGAGEE

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

FNMA
(NAME OF PERSON OR AGENCY)

(ADDRESS OF ABOVE PARTY)

IDENTIFICATION

7.2584.

SEP 30 3 51 PM '88
FRANK W. LOCKE, REGISTER
DAVIDSON COUNTY, TN

pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Picadilly Square as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to the Grantor to be conveyed to the Piccadilly Square Homeowners Association for the common enjoyment of all of the residents of Piccadilly Square.

And all the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower/Curtesy therein, to have and to hold the said premises to the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

BOOK 7666 PAGE 681

Jerry W Lemay Gloria A. Lemay

STATE OF TENNESSEE)
)SS.
COUNTY OF LAWRENCE)

Personally appeared before me Teresa Bivens, a Notary Public in and for the State and County aforesaid, the within named bargainor, JERRY W. LEMAY and wife, GLORIA A. LEMAY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

My Notarial Commission Expires: 4-27-92.

Witness my hand and official seal at office, this 23 day of Sept, 1988, A.D. Nineteen Hundred and Eighty-eight.

Teresa Bivens
Notary Public

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