This instrument prepared by:
Lon P. MacFarland
Attorney at Law
Columbia, TN 38401

BOOK 7809 PAGE 420

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Frances F. Douglas	Zara P. Douglas	103-16-B-18
207 Windsor Tower	205 Windsor Tower	
4215 Harding Road	4215 Harding Road	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ZARA PRICHITT DOUGLAS (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto FRANCES FRIERSON DOUGLAS (the "Grantee") a 20% undivided interest in all the Grantor's right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> All that real property described on the attached Exhibit A, the terms of which are hereby incorporated herein.

This is improved property known as Unit 207 - 4215 Harding Road, Nashville, Tennessee 37205.

Beverly Douglas, Jr., the husband of the Grantor, joins in this conveyance for the purpose of relinquishing and releasing all rights, whether arising by virtue of his marriage to the Grantor or otherwise, he may have in the subject property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor and her husband have executed this instrument on this 3rd day of April, 1989.

Zara Prichitt Douglas
Zara Prichitt Douglas

Beverly Douglas, Jr.
Beverly Douglas, Jr.

22129

APR 5 10 10 AM '89

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zara Prichitt Douglas and husband, Beverly Douglas, Jr., 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.

Witness my hand and seal, at office, in Columbia, Tennessee, this the 3rd day of April, 1989.

Dana Sherrill
Notary Public

My Commission Expires:
4-21-92

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Zara Prichitt Douglas

Sworn to and subscribed before me, this 3rd day of April, 1989.

Dana Sherrill
Notary Public

My Commission Expires: 4-21-92

EXHIBIT A

Being Unit No. 207 as shown on the plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided 0.503% interest in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances F. Young by deed from Union Financial Corporation, of record in Book 655, page 908, Register's Office for Davidson County, Tennessee. The said Frances F. Young, being one and the same person as Frances Frierson Young, has since died, the Last Will and Testament of Frances Frierson Young having been recorded in Will Book 156, page 171, of the records of the Clerk of the Probate Court for Davidson County, and at Book _____, page _____, Register's Office for Davidson County, Tennessee. The terms of said Will devise a 50% undivided interest in the subject property to Zara Prichitt Douglas.

This conveyance is made subject to:

1. 1989 property taxes;

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 66-27-100, et seq., T.C.A.;

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed recorded at Book 5313, page 338, Register's Office for said county, including the plat of record at Book 5200, page 71, said Register's Office, and the By-Laws of record at Book 5313, page 358, said Register's Office;

4. A 20-foot permanent sanitary sewer and drainage easement, and an additional 15-foot temporary construction easement of record at Book 3956, page 943, said Register's Office;

5. Such other matters as may appear of record.

It is the intent of this conveyance that the Grantee acquire a 20% undivided interest in the Grantor's 50% undivided interest in the subject property; i.e., a 10% undivided interest in the subject property.