THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P. O. Box 1368
Madison, Tennessee 37116

BOOK 8173 PAGE 166

9313 08/13 0101 03CHECK 6.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Horace Adams, etal Mail 612 Cavendish Court Nash 37013	Same	149-1-B Parcel 39

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between HORACE ADAMS, a single man, hereinafter referred to as the Grantor, and HORACE ADAMS, single and VIVIAN O. BOWEN, a 1/2 unidivided interest each, hereinafter referred to as the Grantees;

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HORACE ADAMS, a single man, has this day bargained, sold and quitclaimed unto HORACE ADAMS, single and VIVIAN O. BOWEN, a 1/2 undivided interest each, their heirs and assigns, all his right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Piccadilly Square, Section 3, as of record in Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is made subject to the following:
1. 1990 Davidson County Taxes.
2. Restrictive covenants of record in book 6236, page 683; Book 6355, page 322; and amended in Book 6295, page 534; Book 6295, page 506; Book 6295, page 520; Book 6300, page 409; Book 6496, page 100; Book 6496, page 107; Book 6495, page 144, Book 6518, page 184 and Book 6518, page 170, Register's Office.
3. Declaration of covenants, restrictions, articles of incorporation, by-laws, restrictive covenants, of record in Master Deed recorded in Book 6236, page 680 through 733, as corrected in Book 6295, page 503, said Register's Office.
4. Annual Budget and information Brochure of record in Master Deed Book 6236, page 680 through 733 as amended in Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439.
5. Amendment to By-Laws of record in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, said Register's Office.
6. The Plan of record in Book 6250, pages 892, 893 and 894, shows an Owner's Certificate, 30 foot minimum building setback line from Cavendish Court, 8 foot minimum setback line along northerly and southerly lot line and 20 foot minimum setback line along rear of lot, and a 10 foot utility and drainage easement along rear of lot.

Being the same property conveyed to Horace Adams, a single person, by deed from Secretary of Veterans Affairs, of record in Book 837, page 451, Register's Office, Davidson County, Tennessee.

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS HEREBY AFFORDED.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Horace Adams has hereunto set his hand on this the 22nd day of June, 1990.

Horace Adams
HORACE ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HORACE ADAMS, single, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22nd day of June, 1990.

Pamela N. Walden
NOTARY PUBLIC

My Commission Expires:

My Commission Expires October 9, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Vivian O. Bowers
AFFIANT

Subscribed and sworn to before me, this the 13th day of ~~June~~ Aug., 1990.

W. Williams
NOTARY PUBLIC Dep. Reg

My ~~Commission Expires~~:

4 8 8 5 1.

IDENTIFICATION

Aug 13 11 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN