89811

Prepared by
GILLIAM, ROLLINS & THORMAEHLEN
P.O. Box 500, 224 West Fort Street
Manchester, Tennessee 37355

[redacted] IDENTIF. REFERENCE

OWNER:
JOHN R. ROBERTS
Route 7, Box 7283
Manchester, TN 37355

JAN 31 3 31 PM '91
DAVIDSON COUNTY TN.

TAX RESPONSIBILITY:
same

QUITCLAIM DEED

This instrument made and entered into on this the 15th day of Jan, 1991, by and between JANET H. ROBERTS, party of the first part of Manchester, Tennessee, and JOHN R. ROBERTS, party of the second part of Manchester , Tennessee.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all right, title, and interest in and to the following described real estate located in the _____ Civil District of Davidson County, Tennessee, to-wit:

TRACT 1: A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 305 in a Horizontal Property Regime of State House Manor of record in Book 7333, page 56, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Roberts by Carson C. Driver, Jr., by warranty deed dated 12th day of September, 1988, of record in Warranty Deed Book 7654, page 584, Register's Office of Davidson County, Tennessee.

Map 92-23-A, Parcel 305

TRACT 2: A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 103 in a Horizontal Property Regime of State House Manor of record in Book 7333, page 56, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Roberts by Jack Driver & Son, Inc., by warranty deed dated 15th day of September, 1988, of record in Warranty Deed Book 7654, page 590, Register's Office of Davidson County, Tennessee.

Map 92-12-A, Parcel 103

The premises herein conveyed as Tract 1 and Tract 2 is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of State House Manor Condominium, of record in

Book 7333, page 36, Register's Office of Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 601 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to John R. Roberts by University Square Joint Venture, by warranty deed dated 22nd day of April, 1989, of record in Warranty Deed Book 7854, page 231, Register's Office of Davidson County, Tennessee.

Map 92-16-B, Parcel 60

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

Janet H. Roberts
JANET H. ROBERTS

STATE OF TENNESSEE)
:
COUNTY OF COFFEE)

PERSONALLY appeared before me, the undersigned authority, a notary public in and for said county and state, the within named JANET H. ROBERTS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester, Tennessee, this the 15th day of Jan, 1991.

Margie Allford
NOTARY PUBLIC

My Commission expires: 10-23-93

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $, which amount is equal to or greater than the amount which the property or interest in property transferrred would command at a fair and voluntary sale.

Subscribed and sworn to before me
this _____ day of _____, 19____.

_____
Affiant

_____
Notary Public
My Commission Expires _____

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DAVIDSON
STATE OF TENNESSEE, ~~COFFEE~~ COUNTY

The foregoing instrument and certificate were noted on Note Book _____, page _____, at _____ o'clock _____M., on the _____ day of _____, 19 _____, and recorded in _____ Book, _____, page _____. State Tax Paid $ _____, Fee $ _____, Recording Fee $ _____, Total $ _____. Witness my hand. Receipt No. _ _ _____.

_____
Register

6.00