B07
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QUITCLAIM DEED

FROM: Nashville Properties Partnership, a Florida general partnership, Grantor

TO: Lee Chira and W.C. Demetree, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8300 PAGE 536

Address New Owner(s) as Follows:

% Lee Chira
Suite 2110
200 South Orange Ave
Orlando, Fla. 32801

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

OWNER

Map-Parcel Numbers
155 - 08-0-C - 195.00
155 - 08-0-C - 196.00

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of February, 1991.

Jamaica W. Fogarty
Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and in order to transfer title directly to its partners, Nashville Properties Partnership, a Florida general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Lee Chira and W.C. Demetree, Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lots No. 195 and 196 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Nashville Properties Partnership by deed from Cecil D. Branstetter and wife, Charlotte C.

Branstetter of record in Book 6960, page 785, Register's Office for Davidson County, Tennessee.

Together with a water and a sewer tap for said lot.

This is unimproved property known as Collins Trace Court and Collinswood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

Witness my hand this 14th day of February, 1991.

95806

IDENTIF. TREFERENCE

FEB 28 10 53 AM '91

FELIX DAVIDSON COUNTY TN.

NASHVILLE PROPERTIES PARTNERSHIP,
a Florida general partnership

By: _____
Lee Chira, General Partner

STATE OF FLORIDA)
COUNTY OF ORANGE)

0327 02/28 0101 03CHECK 6.00

Before me, Brenda J. Carlson, a Notary Public of said County and State, personally appeared Lee Chira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Nashville Properties Partnership, the within named bargainor, a partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at Office in Orlando, Fl, this 14th day of February, 1991.

_____
Notary Public

BRENDA J. CARLSON NOTARY PUBLIC STATE OF FLORIDA

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 26, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES

My Commission Expires:

7572R/02-13-91