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Prepared by:
John W. Stapp, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
Nashville, Tennessee 37219
(615) 244-0030/742-9322

IDENTIFICATION

MAY 31 9 17 AM '91

QUITCLAIM DEED

NEW OWNER & ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO
MARY W. FRANCIS and NANCY LEE WELCH 2035 Lombardy Nashville, TN 37215	Mary W. Francis 137 Hillsboro Place Nashville, TN 37215	Map 117-7-J Parcel 11

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $-0-

Mary W. Francis

Sworn and subscribed to before me this May 30th, 1991.

My Commission Expires: 5-23-94

Shirley J. Inman
Notary Public

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **THE CAROLYN GUILD WELCH HOME TRUST with MARY W. FRANCIS, TRUSTEE,** ("Grantor"), by these presents does hereby quitclaim and convey unto **MARY W. FRANCIS and NANCY LEE WELCH,** as tenants in common, each owning an undivided one-half interest, Grantee's heirs, successor and assigns, all of Grantor's right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, to-wit:

BEING Unit No. 2035 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said Unit;

TOGETHER with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interests appertaining to said Unit pursuant to the Master Deed;

BEING the same property conveyed to the Carolyn Guild Welch Home Trust with Mary W. Francis, Trustee, pursuant to the Carolyn Guild Welch Home Trust Agreement dated June 8, 1988,

of record in Book 8362 Page 915, in the Register's Office of Davidson County, Tennessee; said deed of record in Book 7575, Page 482, Register's Office of Davidson County, Tennessee

THIS IS IMPROVED PROPERTY LOCATED AT: 2035 Lombardy, Nashville, Tennessee 37215.

FURTHER, THIS CONVEYANCE IS GIVEN SUBJECT TO:

A. Taxes for the year 1991 which are a lien not yet due and payable.

B. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603 et. seq.

C. Storm Water Detention Agreement being of record in Book 6763, Page 357, Register's Office of Davidson County, Tennessee.

D. Restrictive covenants contained in instrument of record in Book 1109, Page 353, amended in Book 1133, Page 85, said Register's Office.

E. Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, Page 76, and in Book 1109, Page 353, Register's Office of Davidson County, Tennessee.

F. The Plan of Record in Book 974, Page 92, and in Book 7105, Page 849 (being a part of Book 7105, Page 777), Register's Office of Davidson County, Tennessee.

G. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingsbridge Condominiums, of record in Book 7105, Page 777, amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7105, Page 804, Register's Office of Davidson County, Tennessee.

Mary W. Francis, Trustee, does hereby make oath that Carolyn Guild Welch died on January 29, 1990, and that pursuant to Article 2, Subparagraph D of the Carolyn Guild Welch Home Trust, which appears of record in Book 8362 Page 915, in the Register of Deeds Office for Davidson County, any residence owned under said Trust inures to the benefit of Nancy Lee Welch and Mary Welch Francis. This Deed is executed for the purpose of complying with said Trust provision.

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

IN WITNESS WHEREOF, the undersigned has caused this deed to be executed this 30th day of May, 1991.

Carolyn Guild Welch Home Trust
with Mary W. Francis, Trustee,

By: Mary W. Francis Trustee
MARY W. FRANCIS, Trustee

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me Shirley J. Crisman, a Notary Public of this County, Mary W. Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she is the Trustee for the Carolyn Guild Welch Home Trust, the within named bargainor, and that she as such Trustee, executed the within instrument for the purposes therein contained by signing the name of the Carolyn Guild Welch Home Trust by herself as Trustee.

Witness my hand, at office, this 30th day of May, 1991.

AFFIX SEAL HERE:

Shirley J. Crisman
Notary Public
My Commission Expires:
May 23, 1994

(re Francis TQC)

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