QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Virginia Frontauria (NAME)	Betty Virginia Frontauria (NAME)	149-5-A
238 Pepper Ridge Circle (STREET ADDRESS OR ROUTE NUMBER)	238 Pepper Ridge Circle (STREET ADDRESS)	Parcel 238
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Tom R. Smith
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

BOOK 8686 PAGE 128

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

— THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 92,000.00 Eugene George Frontauria
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 91

Tom R. Smith
Notary Public

MY COMMISSION EXPIRES: 11/21/92
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

QUITCLAIM DEED

For and in consideration of love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, EUGENE GEORGE FRONTAURIA, hereinafter referred to as Grantor, by these presents do hereby quitclaim and convey unto BETTY VIRGINIA FRONTAURIA, an unmarried woman, hereinafter referred to as Grantee, her successors, heirs and assigns, the following described improved real property known commonly as a condominium apartment located in Antioch, Davidson County, Tennessee, described as follows, to wit:

Unit No. 238 of PEPPER RIDGE CONDOMINIUMS, PHASE II, a horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, page 248, in said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, in said Register's Office, and by Annexation of Land of record in Book 7572, page 222, in said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being a part of the same property conveyed to H M Properties, Inc., by deed from Harold Moore and wife, Elizabeth P. Moore, of record in Book 7412, page 517, and submitted to the regime of Pepper Ridge Condominiums by Deed of record in Book 7466, page 248, and by Annexation of Land of record in Book 7572, page 222, all of record in said Register's Office.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Pepper Ridge Condominiums of record in Book 7466, page 248, Register's Office for Davidson County, Tennessee, and to all items contained on the plat of Pepper Ridge Condominiums recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, all in said Register's Office.

Being the same property conveyed to EUGENE GEORGE FRONTAURIA and wife, BETTY VIRGINIA FRONTAURIA, by warranty deed from H M Properties, Inc., on June 13, 1988, of record at Book 7572, page 231, Register's Office of Davidson County, Tennessee.

THIS IS A QUITCLAIM DEED AND CONTAINS NO WARRANTIES.

IN WITNESS WHEREOF I have hereunto set my hand on this 27th day of November, 1991.

Eugene George Frontauria
EUGENE GEORGE FRONTAURIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a NOTARY PUBLIC in and for the said County and State, the within named EUGENE GEORGE FRONTAURIA, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of November, 1991.

My Commission Expires: 11/21/92

Tom R. Smith
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

31221

IDENTIF. TREFERENCE

JUL 28 2 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

BOOK 8686 PAGE 129

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