Send Tax Bills to:

Frank G. Abernathy
2063 Lombardy Avenue
Nashville, TN 37215

This Instrument was prepared by

McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219
(615) 255-4545

Map No. 117-7-J
Parcel 25

CERTIFICATE OF CONSIDERATION

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Wendy L Abernathy
Affiant

Subscribed and sworn to before me this the 4th day of December, 1992.

Notary Public

My commission expires: _____

0102 12/09 0101 03CHECK 8.00

QUITCLAIM DEED

Pursuant to the terms and conditions contained in that certain Marital Dissolution Agreement and between Wendy L. Abernathy and Frank G. Abernathy filed on September 8, 1992, the undersigned, by these presents, quitclaims, grants and conveys unto Frank G. Abernathy ("Grantee") all the undersigned's interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

BEING Unit No. 2063 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 bylaws 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 interest appertaining to said unit pursuant to the Master Deed;

TOGETHER WITH Allocated Parking Space No. P-4, which is hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Frank G. Abernathy and wife, Wendy L. Abernathy, by deed of record in Book 8046, page 573, said Register's Office.

This is improved property known as 2063 Lombardy Avenue, Nashville, Tennessee 37215.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever.

Said property is conveyed subject to the following matters:

1. Current real property taxes, which have been assumed by Grantee.

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

3. Notice of Completion of record in Book 7223, page 592, Register's Office for Davidson County, Tennessee.

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

5. 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 for Davidson County, Tennessee.

6. 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 for Davidson County, Tennessee.

7. The provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master Deed.

Witness my hand the 4 day of December, 1992.

Wendy Lea Abernathy

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named grantor, Wendy Lea Abernathy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at [illegible] County, [illegible], this 4th day of December, 1992.

Notary Public

My Commission Expires: _____

7.23.0

PICK-UP