THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Edward L. Smith, et ux 107 The Landings Hendersonville, TN 37075	Same as New Owner	163 261

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between BOOTS AND SUITS, a Tennessee general partnership composed of Edward L. Smith and Ronald K. McPherson, hereinafter referred to as the "GRANTOR", and EDWARD L. SMITH and wife, KAREN SMITH, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BOOTS AND SUITS, a Tennessee general partnership composed of Edward L. Smith and Ronald K. McPherson, the GRANTOR, has this day bargained, sold and quitclaimed unto EDWARD L. SMITH and wife, KAREN SMITH, the GRANTEES, their heirs and assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A on the Plan of Hickory Hollow Parkway Commercial Condominium of record in Book 6050, page 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said Unit and the easements and other matters relating to the said condominium.

BEING a part of the same property conveyed to Boots and Suits, a Tennessee general partnership composed of Edward L. Smith and Ronald K. McPherson, by deed from Edward Smith a/k/a Edward L. Smith and wife, Karen Smith, of record in Book 7459, page 521, Register's Office for Davidson County, Tennessee.

The Condominium Plan, as hereinabove described, was formerly described as Tract K-3 on the Plan of Hickory Hollow Mall, Section 6, of record in Book 5210, page 92, said Register's Office.

This conveyance is made subject to the following documents, restrictions, conditions, encumbrances and easements.

1. Real Estate taxes for the current year, which are a lien, but not yet due and payable.

2. Master Deed of Hickory Hollow Parkway Commercial Condominium of record in Book 8877, page 576, said Register's Office.

3. Declaration of Protective Covenants of record in Book 5125, page 769, as amended of record in Book 5189, page 947, and in Book 5337, page 933, said Register's Office.

4. Easement of record in Book 2243, page 635, said Register's Office.

5. Right-of-way easement of record in Book 4457, page 373, said Register's Office.

6. Rights contained in instrument of record in Book 4629, page 150, said Register's Office.

7. Plan of record in Book 6050, page 523, said Register's Office.

8. Reciprocal Easement Agreement of record in Book 5458, page 855, said Register's Office.

9. Easement of record in Book 2203, page 577, said Register's Office; said Easement conveyed by instrument of record in Book 2875, page 299, and modified by instrument of record in Book 5118, page 792, said Register's Office.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 13th day of April, 1993.

"GRANTOR"

BOOTS AND SUITS
A TENNESSEE GENERAL PARTNERSHIP

EDWARD L. SMITH, General Partner

RONALD K. McPHERSON, General Partner

"GRANTEES"

EDWARD L. SMITH

KAREN SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDWARD L. SMITH and RONALD K. McPHERSON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the general partners of BOOTS AND SUITS, the within named bargainor, a partnership, and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this the 13th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 5-28-95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD L. SMITH and wife, KAREN SMITH, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Karen D. Smith
AFFIANT

Sworn to and subscribed before me this the 13th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

09396

IDENTIFICATION REFERENCE

APR 14 8 53 AM '93

DAVIDSON COUNTY, TN

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