BOOK 9248 PAGE 144

QUITCLAIM DEED

Claudia Baldwin, Fritz J. Schubert and wife, Carol Schubert, all of Nashville, Davidson County, Tennessee, hereby quitclaims to Fritz J. Schubert, a single man, of Nashville, Davidson County, Tennessee, all of their right, title, and interest in the following described real property, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-2, Parcel No. 34, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, 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 interest in favor of other unit owners and all sewer, water, electrical, telephone and upon the land embracing the regime and building 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 the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

Being the same property conveyed to Claudia Baldwin, unmarried and Fritz J. Schubert, by Deed of Trust, as of record in Book 5481, page 164, and Warranty Deed, as of record in Book 5481, page 164, said Register's Office of Davidson County, Tennessee.

The express purpose of this transfer of this transfer is to vest all title and interest solely in Fritz J. Schubert.

This 28th day of January, 1994.

MAP 117-3-B
PARCEL 34

Send Tax Bills To: Fritz J. Schubert
P.O. Box 2034
Madison, TN 37116

Address of New Owner: Fritz J. Schubert
P.O. Box 2034
Madison, TN 37116

Claudia Baldwin
Claudia Baldwin

Fritz J. Schubert
Fritz J. Schubert

Carol Schubert
Carol Schubert

17249
IDENTIF. A REFERENCE

94 FEB 11 PM 4:

DAVIDSON COUNTY, TN.

This Instrument Prepared by Sue McKnight Evans
Attorney at Law
Suite 1800, Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 726-4916

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Claudia Baldwin, Fritz J. Schubert and Carol Schubert, the within named bargainers, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness by hand and seal, at office, this 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is no monies whatsoever. ($ 00.00)

Claudia Baldwin

Subscribed to and sworn before me this 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

Owner(s): Claudia Baldwin
Fritz J. Schubert and wife,
Carol Schubert

33-04wp

5037 02/11 0101 03CHECK
8.00