PICK-UP
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17736

This Instrument prepared by:
**TED F. WALKER**
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7706

QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map & Par. # |
|---|---|---|
| Ron S. Clark<br>216 Pepper Ridge Circle<br>Antioch, TN 37013 | Margaretten & Co., Inc.<br>P.O. Box 26388<br>Richmond, VA 23260-6388 | 149-5-A<br>216 |

KNOW ALL MEN BY THESE PRESENTS:

That Sandra Kay Clark, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed May 26, 1993, in the Fourth Circuit Court for Davidson County, Docket Number 93D-1996, between
SANDRA K. GRIMES, Plaintiff
vs.
RONALD STUART CLARK, Defendant
does hereby demise, release and forever quitclaim unto the said Ron S. Clark, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

**Unit No. 216 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Corrected, Amended and Restated Second Annexation of Land of Pepper Ridge Condominiums, Phase III, of record in Book 8026, page 588, of the Register's Office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase III, of record in Book 7900, page 42, and corrected in Book 8163, page 839, all in said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, 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, 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, said Register's Office, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, page 588, said Register's Office, are incorporated in this deed by reference and made a part of the same though copied herein.**

Being the same property conveyed to Ron S. Clark and wife, Sandra Kay Clark, by deed from H M Properties, Inc., of record in Book 8267 page 874, Register's Office for Davidson County, Tennessee.

The said Ron S. Clark hereby assumes, agrees to pay, and agrees to hold Sandra Kay Clark harmless from one Deed of Trust Note in favor of Sovran Mortgage Corporation, said note bearing an original unpaid principal balance of $79,350.00. Note is evidenced by a Deed of Trust of record in Book 8267, page 878, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Margaretten & Company, Inc., to whom payment shall now be made by Ron S. Clark
**THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.**
**This is improved property known as: 216 Pepper Ridge Circle, Antioch, Tennessee, 37013.**
**Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.**

IN WITNESS WHEREOF, I have hereunto set my hand on this ____ day of _____, 1993.

SANDRA KAY CLARK

STATE OF TENNESSEE)
COUNTY OF )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SANDRA KAY CLARK, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville Tennessee, this 15th day of February, 1993.

NOTARY PUBLIC

My Commission expires:
MY COMMISSION EXPIRES MARCH 23, 1996

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STATE OF TENNESSEE )
COUNTY OF Davidson

The actual consideration on this transfer is $0.

AFFIANT

Sworn to and subscribed before me this 26th day of July, 1993.

NOTARY PUBLIC

My Commission expires:
3-22-97

5575 02/14 0101 03CHECK 8.00

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

This instrument prepared from information provided by parties.