THIS INSTRUMENT PREPARED BY:
James L. Curtis, Attorney
214 Second Avenue, North
Suite 204
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel No:
Rebecca Michelle Tate 21 Vaughn's Gap Road Nashville, Tennessee 37205	Same	129-15-A-109 9DZ-73315

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Second Circuit Court for Davidson County, Tennessee, at Nashville, styled, Rebecca Michelle Tate vs. Timothy Lee Taylor Tate, bearing Docket No. 94D-1561, Timothy Lee Taylor Tate quitclaims, transfers and conveys to Rebecca Michelle Tate, his heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

> Unit No. 109, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being part of the same property conveyed to United Residuals, Limited, a Tennessee Limited Partnership, by deed of record in Book 6464 page 518, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit 109, Belle Meade Highlands Condominiums, 21 Vaughn's Gap Road, Nashville, Tennessee 37205.
>
> TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.
>
> Grantor further covenants and binds itself, its successors and assigns, to warranty and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Belle Meade Highlands Condominium and Belle Meade Highlands Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Belle Meade Highlands Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

Being the same property conveyed to Timothy Lee Tate and wife Rebecca M. Tate by United Residuals, Limited, a Tennessee Limited Partnership, by deed of record in Book 7707, page 892, Register's Office for Davidson County, Tennessee.

And now, I, the said Timothy Lee Taylor Tate, do hereby quitclaim and convey unto Rebecca Michelle Tate, her heirs and assigns, any and all interest which I may have in the property hereinabove described, and to which reference is here made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises.

In witness whereof, I have set my name this 26th day of Aug, 1994.

Timothy Lee Taylor Tate
TIMOTHY LEE TAYLOR TATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named **TIMOTHY LEE TAYLOR TATE**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 26th day of AUGUST, 1994.

Jennifer L. Allen
NOTARY PUBLIC

My Commission Expires: 9-16-95

94 SEP -2 PM 3:54
FELIX DELISCH REGISTER
DAVIDSON COUNTY, TN.

87826
IDENTIF. & REFERENCE

5110 09/02 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-), pursuant to a Final Decree of Divorce.

Rebecca Mitchell Hall
AFFIANT

Subscribed and sworn to before me this 26th day of August, 1994.

Jennifer L. Allen
NOTARY PUBLIC

Commission Expires: 9-16-95