BOOK 9529 PG 642

THIS INSTRUMENT PREPARED BY:
ROBERT G. WHEELER, JR.
112 Long Hollow Pike, Suite 210
Goodlettsville, TN 37072
(615) 851-1166

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Patricia B. Zimmerman 147 Prospect Hill Nashville, TN 37205	Same	Map 116-8-F Parcel 147

KNOW ALL MEN BY THESE PRESENTS that I, Leon H. Zimmerman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the Patricia B. Zimmerman, her heirs and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 147 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, page 67, Register's Office for said County; as amended in Book 5191, page 412, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions, and restriction applicable to Sugartree Phase III.

Being the same property conveyed to Estes-Taylor Company, a Tennessee Corporation by deed from Richard D. Bird, Trustee with full power of record in Book 5338, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, as amended in Book 4874, page 463; in Book 4911, page 356, in Book 4996, page 126; in Book 5003, page 688; in Book 5087; page 220; and in Book 5152, page 401; Setback lines, easements and other such limitation as shown on the Plan of record in Book 5050, page 68; as amended with regard to floor areas and lot coverages in Book 5191, page 412, said Register's Office; Easements for a 20-foot wide sewer line granted to Metro Government of record in Book 5185, page 684, and in Book 5387, pages 829 and 844; said Register's Office for Davidson County, Tennessee.

As part of the consideration herein, Grantee agrees to be bound by the terms and conditions of the Declaration of covenants, conditions of the Declaration of covenants, conditions and restrictions set out above including, but not limited to, the payment of assessments.

Being the same property conveyed to Leon H. Zimmerman and wife, Patricia B. Zimmerman from J. frank Estes, President, Estes-Taylor

Company, and Patricia A. Tucker, Secretary, Estes-Taylor Company by general Warranty Deed appearing in Book 5436, page 165 of the Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and Quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Witness our hands this 29 day of October, 1994.

Leon H Zimmerman

LEON H. ZIMMERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert G. Wheeler, JR., of the state and county mentioned, personally appeared Leon H. Zimmeran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Goodlettsville, TN, this 29th day of October, 1994.

Robert G. Wheeler Jr.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-28-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9529 PG 644

The actual consideration for this transfer is -0-.

Patricia B. Zimmerman
AFFIANT

Subscribed and sworn to before me, this the 23rd day of November, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-22-95

STATE OF TENNESSEE NOTARY PUBLIC

11976
IDENTIF. # REFERENCE

94 NOV 28 P 12:50

REGISTER
DAVIDSON COUNTY, TN.

MAIL W/

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