Box 58
(1)

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 9676 PG 946

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
B. Allan Nagy P. O. Box 1172 Valdosta, Georgia 31604	New Owner	Map 136-3B Parcel 12

W I T N E S S E T H:

WHEREAS, Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs owned a one-half undivided interest as joint tenants with right of survivorship with B. Allan Nagy, who also owned a one-half undivided interest in a certain tract or parcel of land described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter the "Property"), by deed of record in Book 8912, page 864, Register's Office for Davidson County, Tennessee;

WHEREAS, a Quitclaim Deed was executed by B. Allan Nagy conveying his interest in the Property to Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs and recorded in Book 9574, page 766, said Register's Office;

WHEREAS, the conveyance in Book 9574, page 766, said Register's Office, was erroneous and the conveyance should have been made by Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs to B. Allan Nagy; and

WHEREAS, Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs now execute this document so as to convey the Property to the intended owner, B. Allan Nagy.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that BERT R. WIGGS, JR. AND WIFE, DOROTHY P. WIGGS, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto B. ALLAN NAGY, his heirs, successors and assigns all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS our hands this 17th day of May, 1995.

Bert R. Wiggs, Jr.

Dorothy P. Wiggs

00062465
IDENTIF. & REFERENCE

95 MAY 19 PM 3:30
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2896 05/19 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 17th day of May, 1995.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Dorothy P. Wiggs
Affiant

Sworn to and subscribed before me this 17th day of May, 1995.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 57, Building No. 28, and the garage therewith, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131; and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs by Quitclaim Deed from B. Allan Nagy, unmarried, of record in Book 9574, page 766, 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 66-27-101, et. seq., of 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 interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings 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 Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, as made applicable to Phase 2 in Book 4979, page 939, and as amended in Book 5189, page 671, Register's Office for Davidson County, Tennessee.