QUITCLAIM DEED

BOOK 9826 PG 553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

The Actual Consideration or Value For This Transfer is $ -0-

Michelle Petty
Affiant

Subscribed and Sworn to Before me,
This 10th Day of October, 1995

Tracey Hudson
Notary Public

My Commission Expires: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY
1187 VULTEE BOULEVARD, NASHVILLE, TENNESSEE 37217

Address New owner(s)	Send Tax Bills To:	Map-Parcel No.
Cynthia Marie Fells 909 Tavistock Place Antioch, TN 37013	Chemical Mortgage Company 200 Old Wilson Bridge Road Worthington, OH 43085	149-02-0-A-061.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cynthia Marie Acree now Fells and Felix W. Alexander, both unmarried HEREIN AFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY UNTO Cynthia Marie Fells, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A" for legal description.

01111656
IDENTIF. ↑ REFERENCE

'95 OCT 13 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6196 10/13 0101 03CHECK 8.00

This is improved property known as 909 Tavistock Place, Antioch, TN 37013

Wherever used, the singular number shall include the pural the singular, and the use of any gender shall be applicable to all genders. Witness _____ hand ___ this 10 day of OCTOBER, 1995.

Felix W. Alexander
Felix W. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felix W. Alexander, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness by hand and official seal at Nashville, Tennessee, this 10 day of OCTOBER, 1995.

7/25/98
My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Phase 1, Piccadilly Square, of record in Book 5200, pages 720, 721, and 722, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 63.22 feet on the northerly margin of Tavistock Place and extends back 145.12 feet on the easterly line and 114.80 feet on the westerly line to a dead line in the rear, measuring 75.41 feet thereon.

Being the same property conveyed to Cynthia Marie Acree and Felix W. Alexander, both unmarried persons by deed from Larry D. Roby and Michelle L. Roby, Husband and Wife of record in Book 9024, page 373, Register's Office for said County. Said Cynthia Marie Acree and Cynthia Marie Fells being one in the same person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being held in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 720, 721, and 722, said Register's office and all matters therein; 3) Declaration of Covenants and Restrictions, Articles of Incorporation, By-Laws, Information Brochure, Common Area Worksheets, and Master Deed appearing of record in Book 6236, Pages 680-733, said Register's Office. Said Declaration of Covenants and Restrictions were amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, as re-recorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, and in Book 6518, Page 190. Said Declaration of Covenants and Restrictions were clarified in Book 6830, Page 739, said Register's Office. Said Articles of Incorporation were amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, and in Book 6300, Page 423, said Register's Office. Said By-Laws were amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431, said Register's Office. Said Informations Brochure was amended in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439, said Register's Office; 4) Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, said Register's office; 5) Charter of Piccadilly Square Homeowners Association of record in Book 7288, Page 963, said Register's Office; 6) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewereage Services of record in Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 606, and in Book 6846, Page 653, all of said Register's Office; 7) Deed of Trust executed by Larry P. Pitts and wife, Louise Pitts, to D. Gene Merrill and Frederick E. Brooks, Trustees of record in Book 6985, Page 367, dated August 18, 1986, and secured to Atlantic Coast Mortgage Company in the principal amount of $74,700.00. Said Deed of Trust re-recorded of record in Book 7077, Page 461, said Register's Office. Said Deed of Trust assigned to Chemical Mortgage Company of record in Book 6986, Page 373, said Register's Office.
It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 6986, page 367, and re-recorded in Book 7077, Page 461, said Register's office.