0135858

IDENTIF. ↑ REFERENCE

MAIL ENV.

95 DEC 28 AM 10:43

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

BOOK 9900 PG 834

This instrument prepared by:
SHERRARD & ROE, P.L.C.
424 Church Street, Suite 2000
Nashville, Tennessee 37219

**QUITCLAIM DEED**

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Reuben A. Bueno, Jr.<br>4205 Ashley Park Drive<br>Nashville, Tennessee 37205 | 4205 Ashley Park Drive<br>Nashville, Tennessee 37205 | 116-03-0-G 014.00 |

FOR AND IN CONSIDERATION of love and affection for my son, REUBEN A. BUENO, JR., I, REUBEN A. BUENO, SR. (the "Grantor"), do hereby quitclaim, transfer and convey a one-eighth (1/8) undivided interest, being one-fourth (1/4) of my one-half (1/2) undivided interest, in and to the following described property which I currently own as tenants in common with my son, Reuben A. Bueno, Jr., to REUBEN A. BUENO, JR. (the "Grantee"). Said property is a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4205 as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, page 29, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit A of said Master Deed for a more complete description of said unit.
>
> Being the same property conveyed to Reuben A. Bueno, Jr. and Reuben A. Bueno, Sr. by deed from Enterprise Development Corporation, of record in Book 9023, page 724, said Register's Office.
>
> This conveyance is made subject to the items set forth on Exhibit A.

This is improved property known as 4205 Ashley Park Drive, Nashville, Tennessee 37205.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 26 day of December, 1995.

Reuben A. Bueno, Sr.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9900 PG 835

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Reuben A. Bueno, Sr., within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26 day of December, 1995.

Patricia A. Jeffrey
Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Reuben A. Bueno
Affiant

Sworn to and subscribed before me
this 26 day of December, 1995.

Patricia A. Jeffrey
Notary Public

My Commission Expires: 11-20-96

**Exhibit A**

BOOK 9900 PG 836

1. 1995 taxes, a lien, due and payable.

2. 1996 and subsequent year taxes, a lien, not yet due and payable.

3. Deed of Trust in favor of NationsBank of Tennessee, N.A., of record in Book 9023, page 728, Register's Office for Davidson County.

4. Sanitary sewers and/or storm drainage easement granted to Metropolitan Government of record in Book 3958, page 159, said Register's Office.

5. Master Deed of Ashley Park Condominium, together with By-Laws appended thereto, of record in Book 7128, page 29, said Register's Office.

6. Rights of others in and to the common elements.

2440 12/28 0101 01CASH 12.00