This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9962 PG 55

ADDRESS NEW OWNER:
Robyn L. Tinch
3555 Seneca Forest Drive Unit 27A
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 136-10-B
GROUP
PARCEL 72

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patrick J. Salcedo, an unmarried person hereinafter called the Grantor, have bargained and conveyed, and by these presents do transfer, quitclaim and convey unto Robyn L. Tinch, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 27A on Lot 27, on the Plan of Priest Lake Forest, Section 5, a revision of Lots 21-32, 39 and 40 on Condominium Site Plan of Lots 21-40, as of record in Book 6250, page 49, as amended in Book 9680, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete description.
>
> Being a part of the same property conveyed to Brent Foster, by deed from Eatherly Construction Company, of record in Book 9664, page 986, Register's Office for Davidson County, Tennessee.

This is improved property known as 3555 Seneca Forest Drive, Unit 27A, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 5200, page 626 and Book 6250, page 49, as amended in Book 9680, page 157, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions of record in Book 6145, page 434, Register's Office for Davidson County, Tennessee.
4. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robyn L. Tinch, her heirs, and assigns, forever; and I,

Patrick J. Salcedo, an unmarried person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9962 PG 56

Witness our hands this the 30th day of January, 1996.

Patrick J. Salcedo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick J. Salcedo, the 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 18 September 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 18 September 1999

015497O
IDENTIF. & REFERENCE

96 FEB 29 PM 1:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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8.00