Box 38

This Instrument Prepared By:
Robert M. Holland, Jr.
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 10029 PG 855

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map:** 104-11-A
Melinda Miller Higgins	Melinda Miller Higgins	**Parcels:** 22, 53, 54, 59
901 Bridgewater Court	901 Bridgewater Court	and 62
Nashville, TN. 37221	Nashville, TN. 37221	

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mark A. Higgins (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Melinda Miller Higgins all of his right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit A attached hereto.

This is improved property known as Units B-6, D-5, D-6, D-11, and D-14, 2134 Fairfax Avenue, Nashville, Tennessee 37212.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 1996.

Mark A. Higgins

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark A. Higgins, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1996.

Notary Public

My Commission Expires: 9-18-99

60371

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BOOK 10029 PG 856

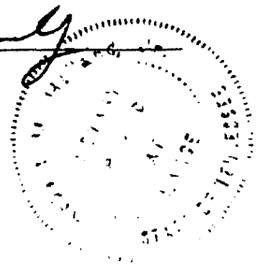
The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Mark A Higgins
AFFIANT

Sworn to and subscribed before me this 26th day of April, 1996.

Notary Public

My Commission Expires: 9-18-99



011591
IDENTIF. ↑ REFERENCE

96 APR 29 PM 12:47
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

60371

EXHIBIT "A" BOOK 10029 PG 857

TRACT 1: Unit B-6, 2134 Fairfax Avenue, Nashville, Tennessee 37212

BEING Unit No. B-6 on the Plat of the Villager West Condominiums, of record in Plat Book 5210, page 174 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Mark Higgins and J. Terry Higgins, Jr. by deed from Douglas K. Yoder, unmarried, of record in Book 6487, page 985, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

TRACT 2: Unit D-5, 2134 Fairfax Avenue, Nashville, Tennessee 37212

BEING Unit No. D-5, Parcel No. 53 of the Villager West Condominiums, of record in Plat Book 5210, page 174 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Mark Higgins and J. Terry Higgins, Jr. by deed from Marcella M. Yoder, a single person, of record in Book 6487, page 971, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

TRACT 3: Unit D-6, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-6, Parcel No. 54, of The Villager West Condominiums, as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING same property conveyed to J. Terry Higgins, Jr. and Mark Higgins by deed from Union Planters National Bank of record in Book 8762, page 690, Register's Office for Davidson County, Tennessee.

TRACT 4: Unit D-11, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-11 on the plan of Villager West Condominium Apartments, of record in Book 5210, page 174, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Mark A. Higgins by deed from Meredith A. Carr, a single person, of record in Book 9439, page 831, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-laws of record in Book 5452, page 419, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

EXHIBIT "A" Continued

TRACT 5: Unit D-14, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium being Unit No. D-14, Parcel No. 62 of the Villager West Condominiums, of record in Plat Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Mark Higgins and J. Terry Higgins, Jr., by deed from Douglas K. Yoder, a single person, of record in Book 6486, page 657, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

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