This Instrument Prepared By:
FRANK & FRANK, P.L.L.C.
Daniel C. Paulus
1102 17th Ave. So., Suite 300
Nashville, Tennessee 37212

FROM: Mildred F. McDonald
TO: Tara McDonald Fox

10035 pg285

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Tara McDonald Fox	SAME	117-7J-21
2055 Lombardy Ave.		
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $16,944.00.

Tara McDonald-Fox
Affiant

Subscribed and sworn to before me this 1 day of May, 1996.

ELAINE C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 1998

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Nine Hundred Forty-four and NO/100 Dollars ($16,944.00) cash in hand paid by the hereinafter named Grantee, her heirs and assigns and other consideration, the receipt of all of which is hereby acknowledged, Mildred F. McDonald, does hereby quitclaim, transfer and convey to her daughter, Tara McDonald Fox, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee: to Wit:

BEING Unit No. 2055 of The Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. § 66-27-101 through § 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, Page 777, as amended on Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed")to which Master Deed reference is hereby made for a more complete and accurate description of said

unit.

TOGETHER with all the undivided percentage interest in the Common Elements (as defined in the Master Deed) pertaining to said unit and all other rights, powers, privileges, and interests pertaining to said unit pursuant to the Master Deed.

BEING the same property conveyed to S.C. McDonald, Sr., J.T. McDonald, and Mildred F. McDonald, as joint tenants with rights of survivorship by deed of record in Book 9230, Page 814, Registers Office for Davidson County, Tennessee.

This is improved property know as 2055 Lombardy Avenue, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of May, 1996.

BY: Mildred F McDonald
Mildred F. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mildred F. McDonald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the 1st day of May, 1996.

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 23, 1998

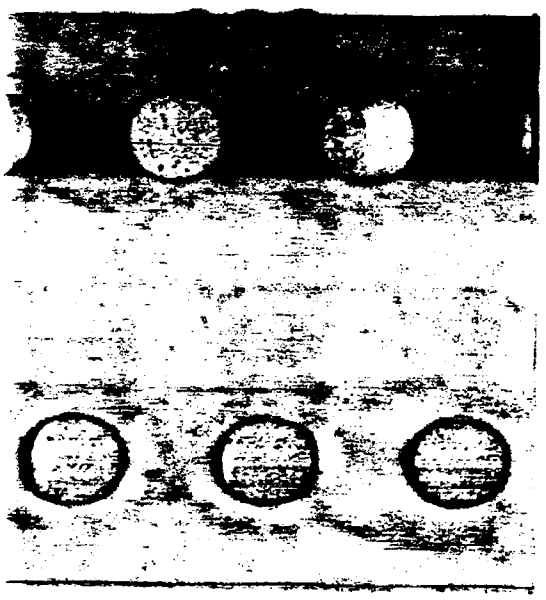
96 MAY -1 PM 3:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

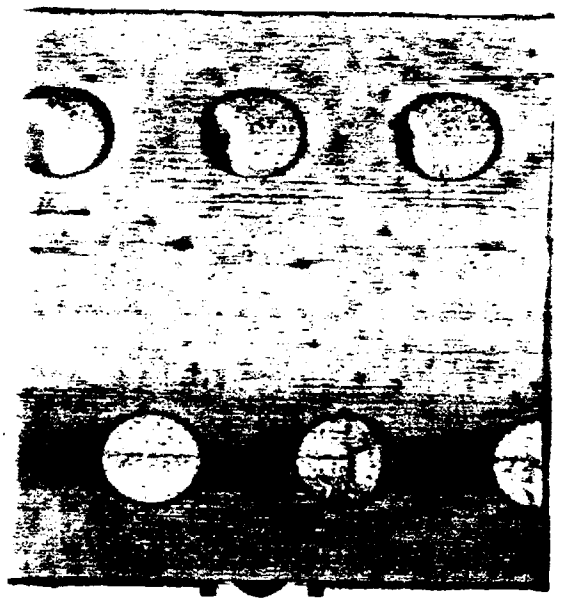
0177332
IDENTIF. ↑ REFERENCE

MAIL ENV.

c:\-dan.dox\mcdonald\quitclm.dd

HSHCASH 01:01 05/01/96 0177332
71.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 287

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 16944.00
CON TX 62.70
PRFEE 1.00
WDEED 8.00
TOTAL 71.70
CASH 71.70

05/01/96 01 16:01 0001 6790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177332
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034827