BOOK 10056 PG 722

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0444381 05/07/96 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Madelaine B. Goldberg 283 Cana Circle Nashville, Tenn. 37205	Same	Map 129-11A Parcel 283

WHEREAS, I, Samuel P. Goldberg, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Madelaine B. Goldberg;

WHEREAS, I now desire to convey to my spouse, Madelaine B. Goldberg, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Samuel P. Goldberg ("Grantor"), do hereby quitclaim and convey unto my spouse, Madelaine B. Goldberg, her heirs and assigns ("Grantee"), all of my right, title and interest in and to the following-described tract or parcel of land:

> LAND in Davidson County, Tennessee, being Unit No. 99R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification.
>
> Being the same property conveyed to Samuel P. Goldberg and wife, Madelaine B. Goldberg, by deed of record in Book 9850, page 311, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 283 Cana Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said property, together with all appurtenances, estate, title and interest thereto, belonging to the said Grantee, her heirs and assigns, for the term of the Grantor's Ground Lease of record in Book 6922, page 282, Register's Office

for Davidson County, Tennessee, and any extension thereof but not further.

Grantee understands that Grantor is not conveying the real estate described herein in fee simple and that this conveyance is both a sublease by Grantor to Grantee of the above- described property for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described property. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 13th day of May, 1996.

Samuel P. Goldberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Samuel P. Goldberg, the 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, at office, this 13th day of May, 1996.

Notary Public

My Commission Expires:
Sept. 18, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0183835 IDENTIF. & REFERENCE

1996 MAY 21 PM 4:00 RECEIVED BOX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 13th day of May, 1996.

Notary Public

My Commission Expires:

Sept. 18, 1999

1996 05/21 0101 03CHECK 8-00