ADDRESS OF NEW OWNERS:	MAP-PARCEL NOS:
SHIRLEY C. PATTERSON, UNIT 167-4505 HARDING PLACE NASHVILLE, TENNESSEE 37205	MAP 116-03-OB PARCEL 167
SEND TAX BILLS TO:	**ADDRESS OF MORTGAGEE:**
SHIRLEY C. PATTERSON SAME ADDRESS AS ABOVE	NONE BOOK 10085 PG 288

THIS INSTRUMENT PREPARED BY: Stanly T. Snodgrass, 2300 21st Avenue South, Nashville, Tennessee 37212

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of making a re-conveyance to Shirley C. Patterson, individually, we David G. Patterson and Shirley C. Patterson, do hereby quitclaim and convey unto S.T. Snodgrass, Attorney, as Trustee, his successors and assigns, the following described tract or parcel of land, as follows;

Being Unit No. 167 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, *et seq.*, said Register's Office. Said Unit is also known as Apartment No. 167.

Being the same property conveyed by Royal Oaks Limited Partnership to David G. Patterson and wife, Shirley C. Patterson by Deed dated the 9th day of May, 1978 and being a part of the same property conveyed to Royal Oaks Limited Partnership by Deed from Ervin M. Entrekin of record in Book 5292, page 972, respectively, in said Register's Office. 06/13 0101 03CHECK 8.00

Further this conveyance is given subject to;

1. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.
2. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.
3. Easements and reservations contained in the deed from Royal Oaks Associates, Inc. To Alfred Shepard, Trustee, of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as modified by an agreement of record in Book 4978, page 534, Register's Office for Davidson County, Tennessee.
4. Easement reservation in instrument from Presbyterian Apartments, Inc. To Royal Oaks Properties, inc. Of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.
7. The record plan shows an Owner's Certificate, certain easements and setback lines.

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8. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
9. An easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

This is improved property, known as 4505 Harding Road, Nashville, Tennessee 37205.

And now, I, the said S.T. Snodgrass, as Trustee, do hereby quitclaim and convey unto Shirley C. Patterson, her heirs and assigns, the same property hereinabove described and set forth, to be hers absolutely.

IN WITNESS THEREOF we have hereunto collectively set our hands on this Quitclaim Deed this the 10th day of June, 1996.

0192183
IDENTIFICATION REFERENCE

96 JUN 13 AM 9:56
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Shirley C. Patterson
SHIRLEY C. PATTERSON

David G. Patterson
DAVID G. PATTERSON

Stanly T. Snodgrass
STANLY T. SNODGRASS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia L. Sorey, a Notary Public in and for said County and State, afore mentioned, the within named David G. Patterson and Shirley C. Patterson, the Bargainors, and S. T. Snodgrass as Trustee with all of I am personally acquainted, and who acknowledged before me that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of June, 1996.

Patricia L. Sorey
Notary Public

My Commission Expires: July 25th, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

David G. Patterson
David G. Patterson, Affiant

Subscribed and sworn to before me this 10th day of June, 1996.

Patricia L. Sorey
Notary Public

My Commission Expires: July 25th, 1998