BOOK 10107 PG 443

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James C. Dale III
AFFIANT

Subscribed and sworn to before me this 24th day of June, 1996.

Nancy A. Jay
NOTARY PUBLIC

My Commission Expires: 7-26-99

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Harmon L. Schmelzenbach, et ux 13716 Britton Drive Hudson, FL 34667	SAME	Map 44-11-A Parcel 503

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LEE MARVIN JERNIGAN, TRUSTEE, LEE M. JERNIGAN FAMILY LIVING TRUST, herein Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, conveys and quitclaims unto HARMON L. SCHMELZENBACH and wife, BEVERLY ANN SCHMELZENBACH, all her right, title and interest, in and to a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. E-3, Parcel 503, in a Horizontal Property Regime which is of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Tennessee Code Annotated, Section 66-27-101, et seq., and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit B thereto of record in Book 7977, Page 111,

re-recorded in Book 8164, Page 171, said Register's Office, all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

This is improved property known as Unit E-3, Lakeside Retirement Village Condominiums, 6th and Jones Streets, Old Hickory, Tennessee 37138.

This instrument and the interest hereby released quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of June, 1996.

Lee Marvin Jernigan Trustee
LEE MARVIN JERNIGAN, TRUSTEE,
LEE M. JERNIGAN FAMILY LIVING TRUST

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE MARVIN JERNIGAN, TRUSTEE, LEE M. JERNIGAN FAMILY LIVING TRUST, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 1996.

James C. Dellinger III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

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