0224882

IDENTIF. ↑ REFERENCE

33A

BOOK 10190 PG 301

QUITCLAIM DEED 96 SEP 13 PM 1:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Bob A. McCaskill, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Unit E-10, of Southern Hills Condominium created under Title 66, chapter 27, Section 101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, 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 Exhibit A-1 said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bob A. McCaskill, a single person, by deed from Audeen H. Tebo, a single person of record in Book 10146, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

Virginia B. McCaskill, wife of Bob A. McCaskill, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 370 Wallace Road, E-10, Nashville, Tennessee 37211.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Bob A. McCaskill and wife, Virginia B. McCaskill, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of September, 1996.

Bob A. McCaskill
BOB A. McCASKILL

Virginia B. McCaskill
VIRGINIA B. McCASKILL

Mark A. Ellmore Trustee
MARK A. ELLMORE, JR., TRUSTEE

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 Bob A. McCaskill and wife, Virginia B. McCaskill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and

who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of September, 1996.

My commission expires: 11-20-97

Notary Public

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 Mark A. Ellmore, Jr., with whom I am 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 the 3rd day of September, 1996.

My commission expires: 11-20-96

Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0106 09/13 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob A. McCaskill, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of September, 1996.

My commission expires: 11-20-99

Notary Public

ADDRESS OF NEW OWNERS
Bob A. McCaskill
370 Wallace Road, E-10
Nashville, TN 37211

SEND TAX BILLS TO
Cornerstone Mortgage Bankers
2209 Crestmoor Rd., Suite 200
Nashville, TN 37215

MAP/PARCEL
Map 117-3-B-49co

This Instrument Prepared By: Mark A. Ellmore, Jr., Attorney, 388 Harding Place, Suite C, Nashville, Tennessee 37211