BOOK 10249 PG 325

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 34-1
Parcel 49

QUITCLAIM DEED

FROM: RIVERGATE PROFESSIONAL BUILDING, ***a Professional Office Condominium***

TO: FLEET & PIERCE, ***a Tennessee joint venture comprised of William F. Fleet, Jr. and Elizabeth Pierce***

SEND TAX BILLS TO:
Fleet & Pierce
313 Bluebird Drive
Goodlettsville TN 37072

96 NOV -5 AM 8:12
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0243449
IDENTIF. & REFERENCE

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, RIVERGATE PROFESSIONAL BUILDING, a Professional Condominium established by Master Deed under the Horizontal Property Regime of record in Book 10222, Page 752, Register's Office for Davidson County, Tennessee, has this day bargained and sold, and by these presents does hereby convey and quitclaim unto FLEET & PIERCE, a Tennessee joint venture comprised of William F. Fleet, Jr. and Elizabeth Pierce, its successors and assigns, all our estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, Page 752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, Page 767, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Master Deed of record in Book 10222, Page 752; the Association Agreement of Rivergate Professional Building of record in Book 10222, Page 767; all provisions of the Tennessee Horizontal Property Act as set forth in Section 66-27-101 of Tennessee Code Annotated; all easements, rights and interest

in favor of the unit owners; and all water, sewer, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon as shown on the Plan of record in Book 10222, Page 767, all references to the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22nd day of October, 1996.

RIVERGATE PROFESSIONAL BUILDING

By: William F Fleet Jr
WILLIAM F. FLEET, JR.

By: Elizabeth Pierce
ELIZABETH PIERCE

By: Thomas E. Swindle
THOMAS E. SWINDLE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, WILLIAM F. FLEET, JR., 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Goodlettsville, Davidson, Tennessee, on this the 22nd day of October, 1996.

Vickie L. Bridges
NOTARY PUBLIC

My Comm. Expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ELIZABETH PIERCE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Goodlettsville, Davidson, Tennessee, on this the 22nd day of October, 1996.

Vickie L. Bridges
NOTARY PUBLIC

My Comm. Expires: My Commission Expires MAR. 27, 1999

BOOK 10249 PG 327

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, THOMAS E. SWINDLE, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Goodlettsville, Davidson, Tennessee, on this the 22nd day of October, 1996.

Charlie L. Bridges
NOTARY PUBLIC

My Comm. Expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is $(-0-).

Thomas E. Swindle
AFFIANT

Sworn to and subscribed before
me this 22nd day of October,
1996.

Charlie L. Bridges
NOTARY PUBLIC

My Comm. Expires: My Commission Expires MAR. 27, 1999

realprop\swindle.dee

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