44

BOOK 10264 PG 252

STATE OF GEORGIA )
COUNTY OF FULTON )

The actual consideration for this transfer is $-NONE-.

Benji Alterman
**AFFIANT**

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

Notary Public

My Commission Expires: Notary Public, Fulton County, Geor
My Commission Expires Feb. 29, 1

**THIS INSTRUMENT PREPARED BY:**

**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Al Shepard, et al.<br>3901 Harding Road #302<br>Nashville, TN 37205 | Same | 103-16-A-3-C |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that AL SHEPARD and wife, MINNETTE F. SHEPARD, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of making gifts of undivided interests in the subject real estate to their children, NISHAN M. SHEPARD AND RENEE' ALTERMAN, hereby release, remise and quitclaim unto each of NISHAN M. SHEPARD and RENEE' ALTERMAN, a 16% undivided tenant in common interest in and to a certain tract or parcel of land in Davidson

County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

After this conveyance, Al Shepard and wife, Minnette F. Shepard, shall own a 68% interest in the subject property as tenants by the entireties, Nishan M. Shepard shall own a 16% undivided tenant in common interest in the subject property, and Renee' Alterman shall own a 16% undivided tenant in common interest in the subject property.

**WITNESS** our hands this 8th day of November, 1996.

Al Shepard

Minnette F. Shepard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Al Shepard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 8 day of Nov, 1996.

Notary Public

My Commission Expires: 3.22.97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Minnette F. Shepard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 8 day of NOV, 1996.

Notary Public

My Commission Expires: 3-22-97

**EXHIBIT A**

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**Legal Description**

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 302 on the plan of The Rokeby, of record in Book 5060, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to Master Deed and By-Laws, which contain Restrictive Covenants and other matters of record in Book 4829, page 138, as amended, said Register's Office.

Being the same property conveyed to Minnette F. Shepard and spouse, Al Shepard, by deed from Fred V. Lucas and spouse, Rebecca D. Lucas, of record in Book 8759, page 44, said Register's Office.

This is improved property known as 3901 Harding Road #302, Nashville, TN 37205.

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IDENTIF. ↑ REFERENCE

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FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

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