0274749 BOOK 10354 PG 802

IDENTIFICATION

PICK-UP

97 FEB 20 PM 3:11

DAVIDSON COUNTY, TN

Prepared by:
Susan West Carey
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9342

Box 21-B

QUITCLAIM DEED

8219 02/20 0101 01CASH 8.00

==========

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Robert Michael Coakley **212 Pepper Ridge Circle** **Antioch, TN 37013**	**Robert Michael Coakley** **212 Pepper Ridge Circle** **Antioch, TN 37013**	**149-5-A/212CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Grantor, by these presents, does hereby quitclaim and convey unto Robert Michael Coakley, his successors and assigns, all of her right, title, and interest in and to the following described property:

> Unit No. 212 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located on Una-Antioch Pike, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase III, recorded as "Exhibit A" to Second Annexation of Land of record in Book 7779, page 48, and corrected in Book 8026, page 588, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert Michael Coakley and wife, Carolyn J. Coakley, by Warranty Deed dated July 31, 1990, from H M Properties, Inc., a Tennessee corporation, of record in Book 8168, page 849, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Sears Mortgage Corporation by Robert Michael Coakley and wife, Carolyn J. Coakley by Deed of Trust dated July 31, 1990, of record in Book 8168, page 853, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed of Trust conveying the interest in said property to Sears Mortgage Corporation. This transfer is by quitclaim and the Grantor makes no warranties about the title.

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

WITNESS MY HAND this 16 day of April, 1996.

Carolyn Wylda Johnston Coakley
Carolyn Wylda Johnston Coakley,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me PAMELA G. RICE, a Notary Public of this County, Carolyn Wylda Johnston Coakley, 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 within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16 day of APRIL, 1996.

Pamela G. Rice
Notary Public
My Commission Expires: 11-22-97

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

Robert Michael Coakley,
Grantee

Sworn and subscribed to before me this ___ day of _____, 1996.

My Commission Expires: _____

Notary Public