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IDENTIF. # REFERENCE

MAIL ENV.

97 APR -9 AM 9:03

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
William Don Young, Jr., Attorney
227 Bridge Street
Franklin, Tennessee 37064

Send Tax Statements To: (New Owner)
James R. Jones
1728 Carriage Court
Brentwood, TN 37027

Map and Parcel:
108-12-0-A-040 CO

BOOK 10411 PG 171

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One ($1.00) Dollar, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Chancery Court of Williamson County, Tennessee in the cause of Donna Lynn Cooper Jones vs. James Roy Jones, Number 23112, I, DONNA C. JONES, by these presents do hereby remise, release, quitclaim and convey unto JAMES R. JONES, his heirs and assigns, all of my right, title and interest in and to the following described land located in Davidson County, Tennessee, to-wit:

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, described as follows: UNIT NO. 40, Lot No. 33, in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, pages 522 and 523, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James R. Jones and wife, Donna C. Jones by Deed from Shabbir S. Bahora and wife, Zarina S. Bahora of record in Book 6506, page 548, Register's Office for Davidson County, Tennessee. Donna Lynn Cooper Jones and Donna C. Jones are one and the same person as is James Roy Jones and James R. Jones are one and the same person.

This conveyance is subject to restrictions of record in Book 4800, page 254, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et. seq. of the Tennessee Code Annotated and the By-Laws of the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6058, page 828, said Register's Office.

WITNESS my hand this 20th day of December, 1996.

Donna C. Jones
DONNA C. JONES

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named DONNA C. JONES, the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 4/13/98

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STATE OF TENNESSEE

COUNTY OF Williamson

Transfer tax on this transfer is exempt under the provisions of §67-4-409, et seq., of the Tennessee Code Annotated.

AFFIANT

SWORN to and subscribed before me on this the 13th day of March, ~~1996~~ 1997

NOTARY PUBLIC

My Commission Expires: 4/13/98

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