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

BOOK 10710 PG 791

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:** **BLUEBIRD PROPERTIES, PARTNERSHIP,** ***a Tennessee General Partnership***

**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**

*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, BLUEBIRD PROPERTIES, PARTNERSHIP, a Tennessee General Partnership, 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, and being part of the same property conveyed to Bluebird Properties Partnership by deed of record in Book 6284, page 587, Registers Office for Davidson County, Tennessee.

This deed is to supplement and complete the chain of title of a previous deed from Rivergate Professional Building to Fleet & Pierce of record in Book 10249, page 325, Registers 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

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IDENTIFICATION REFERENCE

**RECORDERS MEMO**
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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 19 day of November, 1997.

BLUEBIRD PROPERTIES, PARTNERSHIP

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

By: Elizabeth Pierce MD
ELIZABETH PIERCE, Partner

By: Thomas E. Swindle D.D.S.
THOMAS E. SWINDLE, Partner

STATE OF TENNESSEE
COUNTY OF Williamson

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 Brentwood, Tennessee, on this the 19 day of Nov, 1997.

Mildred C. Beasley Notary Public

NOTARY PUBLIC

My Comm. Expires: July 15 2001

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ELIZABETH PIERCE, the within named bargainor, 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 Brentwood, Tennessee, on this the 19 day of Nov, 1997.

Mildred C. Beasley Notary Public

NOTARY PUBLIC

My Comm. Expires: July 15 2001

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STATE OF TENNESSEE
COUNTY OF Sumner

BOOK 10710 PG 793

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 Hendersonville, Tennessee, on this the 4th day of December, 1997

Dawn Mulelc
NOTARY PUBLIC

My Comm. Expires: 7/25/2000

STATE OF TENNESSEE
COUNTY OF Sumner

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

Thomas E. Swindle D.D.S.
AFFIANT

Sworn to and subscribed before me this 4 day of December 1997.

Dawn Mulelc
NOTARY PUBLIC

My Comm. Expires: 7/25/2000

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RECORDERS MEMO
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