THIS INSTRUMENT PREPARED BY: James C. Edwards, Attorney
P.O. Box 684
Madison, Tennessee 37115

QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Lee S. Billings | Same | 85-15-16 |
| 110 Spring Place | | |
| Nashville, TN 37214 | | |

**W I T N E S S E T H:** BOOK 10759 PG 656

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, and pursuant to the terms of a Marital Dissolution Agreement filed in the Circuit Court of Davidson County, Tennessee under Docket No. 97D2518, THOMAS L. BILLINGS has this day bargained, sold and does hereby remise, release and forever quitclaim unto LEE S. BILLINGS, her heirs and assigns, his entire right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 110, on the Plan of Spring Place Condominiums, as of record in Book 6780, page 289 said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Spring Place Venture, a Joint venture composed of T & C Partnership a Tennessee General Partnership and SCW, Inc. a Tennessee Corporation by deed from Stephen C. Wallace, Terrence L. Cobb and Wallace L. Timmons, Jr. as of record in Book 6779, page 598, said Register's Office.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums.

Being the same property conveyed to Thomas Billings, unmarried and Lee S. Van Deest, unmarried by deed from Spring Place Venture, a Joint venture composed of T & C Partnership a Tennessee General Partnership and SCW, Inc. a Tennessee Corporation of record in Book 7280, page 246, said Register's Office, Davidson County, Tennessee.

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

BOOK 10759 PG 657

**This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.**

IN WITNESS WHEREOF, the undersigned has set his/her hands on the day and date acknowledged below.

Thomas L. Billings

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal this the 20th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 3-24-2001

STATE OF TENNESSEE
COUNTY OF Davidson

The actual transfer or value, whichever is greater, for this transfer is -0-.

Lee S. Billings
Affiant

98 JAN 16 AM 11:39
DAVIDSON COUNTY REGISTER

0390767

RECEIVED & RECORDED FOR IDENTIFICATION & REFERENCE

2732 01/16 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal this the 20th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 3-24-2001

Sworn to and subscribed before me this the 20th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 3-24-2001