Mail BOOK 10985 PG 313

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BILLY C. FORKUM ET AL 107 HERITAGE TRACE DRIVE MADISON, TN 37115	SAME	MAP 42-11-0-B PARCEL 4

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, WE, BILLY C. FORKUM AND WIFE, TENNIE B. FORKUM hereinafter referred to as Grantors, do hereby Quitclaim and convey unto DONNA K. NELTNER, TRUSTEE, hereinafter referred to as Grantee, his successors and assigns, all my right, title, and interest in and to the following described tract of land: SEE ATTACHED EXHIBIT-A WHICH IS INCORPORATED HEREIN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE IS EITHER EXPRESSED OR IMPLIED.

THIS CONVEYANCE IS MADE SUBJECT TO:
1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) 1997 TAXES AND SUBSEQUENT YEARS.

AND NOW I, the said DONNA K. NELTNER, TRUSTEE, do hereby quitclaim and convey unto BILLY C. FORKUM AND WIFE, TENNIE B. FORKUM AND H. ALLEN LUTER AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, their heirs and assigns, the same property hereinafter described and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 15 DAY OF May, 1998.

Billy C. Forkum
BILLY C. FORKUM

Tennie B. Forkum
TENNIE B. FORKUM

Donna K. Neltner
DONNA K. NELTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3484 06/22 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY C. FORKUM AND WIFE, TENNIE B. FORKUM, AND H. ALLEN LUTER, TRUSTEE, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 15 day of May, 1998.

Notary Public
DAVIDSON COUNTY, TN.

NOTARY PUBLIC

My Commission Expires Sept. 18, 1999
My Commission Expires:

98 JUN 22 AM 8:39
KELLY ELLIS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE
0453046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Mary L. Brown
Affiant

Sworn to an subscribed before me this 15 day of May, 1998.

My Commission Expires: 1-26-2002

Susan Hadley
NOTARY PUBLIC

"EXHIBIT A"

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LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. 107, OF HERITAGE VILLAGE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, AND BOOK 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287 AND FURTHER AMENDED IN BOOK 9654, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID MASTER DEED AS SUPPLEMENTED AND AMENDED. REFERENCE IS HEREBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 9654, PAGE 906, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO KIRBY CLIFTON FROM TEMCO LAND CO., A MISSOURI CORPORATION OF RECORD IN BOOK 9975, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TO KIRBY CLIFTON FROM TEMCO LAND CO., A MISSOURI CORPORATION BY DEED OF CORRECTION OF RECORD IN BOOK 9992, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Property now vests in Billy C. Forkum and wife, Tennie B. Forkum by Deed from Kirby Clifton and wife, Pauline Clifton of record in Book 10459, Page 899, Register's Office for Davidson County, Tennessee.