This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Margaret J. Perkinson, et vir
228 Harbor Drive
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:
Fidelity Federal Bank
401 Union Street
Nashville, Tennessee 37219

MAP 095-02-0-A
PARCEL 206CO
03DU-86002

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, I, **MARGARET J. PERKINSON**, by these presents do hereby quitclaim and convey unto **GRACE KNOX, TRUSTEE**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, **BEING** Unit No. 24 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, inclusive, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, and Third Amendment of record in Book 6902, Page 829, said Register's Office.

BEING the same property conveyed to Elaine W. Hurley, unmarried, and Margaret J. Perkinson, married, as joint tenants with right of survivorship and not as tenants in common, by deed from John W. Fishering and wife, Diane M. Fishering, of record in Book 8438, Page 353, Register's Office for Davidson County, Tennessee. The said Elaine W. Hurley is deceased, and Margaret J. Perkinson acquired the entire fee as surviving tenant with right of survivorship.

The premises herein conveyed is a condominium apartment established pursuant 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 Cottage Place Condominiums, Declaration of Covenants, Conditions and Restrictions of record as aforesaid; easements and setback lines, if any, and easements and rights for public utilities applicable to this property.

This is the same description as in the previous deed of record.

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

And now, I, the said **GRACE KNOX, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MARGARET J. PERKINSON and husband, JAMES C. PERKINSON,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 18th day of August, 1998.

Margaret J. Perkinson
MARGARET J. PERKINSON

Grace Knox Trustee
GRACE KNOX, TRUSTEE

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARGARET J. PERKINSON,** the bargainor, 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 at Gallatin, Tennessee, this 18th day of August, 1998.

Notary Public

My Commission Expires: 4-9-2000

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GRACE KNOX, TRUSTEE,** the bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 18th day of August, 1998.

Notary Public

My Commission Expires: 4-9-2000

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STATE OF TENNESSEE
COUNTY OF SUMNER

1207 08/24 0101 03CHECK 14-00

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

Margaret J. Perkinson
Affiant

Subscribed and sworn to before me, this 18th day of August, 1998.

Notary Public

My Commission Expires: 4-9-2000

MAIL ENV.

98 AUG 24 PM 3:25
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0478894

GK:PERKINSO.DEE