51-B

THIS INSTRUMENT PREPARED BY:

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QUITCLAIM DEED

BOOK 11619 PAGE 485

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Lynn S. Fritz, Trustee 1614 Highland View Court Orange Park, FL 32073	Same	Map 103-15 Parcel 32

KNOW ALL MEN BY THESE PRESENTS, that LYNN S. FRITZ, for and in consideration of the sum of $1.00, does hereby bargain, sell, release, remise and convey unto LYNN SMIRNOW FRITZ, Trustee of the Lynn Smirnow Fritz Revocable Living Trust U/D/T dated November 28, 1994, all of her right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described as:

Unit No. 201 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 2nd Floor of ROKEBY of record in Book 5060, page 105, said Register's Office.

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Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's's undivided percentage interest any in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 105, said Register's Office. Parking Space No. 23 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Edwin Smirnow and wife, Bettye Anne Smirnow (now deceased), by deed from The Rokeby Corporation, of record in Book 5288, page 62, said Register's Office.

Being the same property in which a one-half interest was conveyed to Peggy D. Smirnow by Quitclaim Deed from Edwin Smirnow, of record in Book 7101, page 453, said Register's Office.

Being the same property in which a one-half interest was conveyed to Lynn S. Fritz by Quitclaim Deed from Peggy D. Smirnow and Lynn S. Fritz, Co-Executors of the Estate of Edwin Smirnow, of record in Book _____, page _____, said Register's Office.

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

The transfer described in this Quit Claim Deed is being made for purposes of estate planning only and specifically to hold title by the Grantee herein, Lynn Smirnow Fritz, in her capacity as Trustee of her Revocable Living Trust, rather than in her capacity as an individual.

IN TESTIMONY WHEREOF, the Grantor, Lynn S. Fritz, has hereunto set her hand, on the 22 day of June, 1999.

Lynn S Fritz
LYNN S. FRITZ

STATE OF FLORIDA
COUNTY OF Clay

On this day personally appeared before me a Notary Public within and for the county and state aforesaid, duly commissioned, qualified and acting, the within named LYNN S. FRITZ, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the consideration and purposes mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 22 day of June, 1999.

Notary Public

My Commission Expires:

LINDA H SILVERIO
MY COMMISSION # CC 612013
EXPIRES: January 7, 2001
Bonded Thru Notary Public Underwriters

Mail Tax Notice to: Lynn Smirnow Fritz - Trustee of the Lynn Smirnow Fritz Revocable Living Trust, 1614 Highland View Court, Orange Park, FL 32073.

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $1.00; the herein described transfer being made for estate planning purposes only.

Lynn S Fritz
Affiant

Subscribed and sworn to before me this 22 day of June, 1999, by the Affiant.

Notary Public

My Commission Expires:

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LINDA H. SILVERIO
MY COMMISSION # CC 612013
EXPIRES: January 7, 2001
Bonded Thru Notary Public Underwriters

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REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. ➔ REFERENCE
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