51-B

THIS INSTRUMENT PREPARED BY:

Harris A. Gilbert
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219-1750
(615) 251-6705

QUITCLAIM DEED

105 08/13 0101 03CHECK 10.00

BOOK 11619 PAGE 487

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

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of $1.00, that PEGGY D. SMIRNOW and LYNN S. FRITZ, being the Co-Executors of the Estate of Edwin Smirnow, deceased, in accordance with his Last Will and Testament, and his other daughter, Diane Smirnow, having predeceased him, do hereby bargain, sell, release, remise and convey unto LYNN SMIRNOW FRITZ, her successors and assigns, a one-half (½) interest in the following described property:

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.

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.

99 AUG 13 PM 4:02
CHILL GRAY-CLERK AND REGISTER
DAVIDSON COUNTY, TN.

06243271
IDENTIF. & REFERENCE

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

WITNESS my hand this 9th day of June, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peggy D Smirnow
PEGGY D. SMIRNOW, CO-EXECUTOR
OF THE ESTATE OF EDWIN SMIRNOW

Lynn S Fritz - co executor
LYNN S. FRITZ, CO-EXECUTOR OF
THE ESTATE OF EDWIN SMIRNOW

STATE OF Tennessee
COUNTY OF Davidson

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 PEGGY D. SMIRNOW, Co-Executor of the Estate of Edwin Smirnow, 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 9th day of June, 1999.

Pam Dawes
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
NOVEMBER 27, 1999.

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, Co-Executor of the Estate of Edwin Smirnow, 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.

Linda Silverio
Notary Public

My Commission Expires:

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

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06 10 99 11 59 AM