THIS INSTRUMENT WAS PREPARED BY:
James W. Wilson, Jr.
Attorney at Law
161 Belle Forest Circle, Suite 209
Nashville, Tennessee 37221

mail

BOOK 11674 PAGE 546

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Shawn A. Venezia
Affiant

Subscribed and sworn to before me on this 17th day of September, 1999.

Notary Public

My commission expires: May 28, 2003.

JAMES W. WILSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

0639151

MEMO. & REFERENCE

99 SEP 24 AM 11:12
GARRETT REGISTER
DAVIDSON COUNTY, TN.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Shawn A. Venezia 7245 Highway 70 South, #203 Nashville, Tennessee 37221	Mortgage Portfolio Services, Inc. 5520 LBJ Freeway, Suite 200 Dallas, Texas 75240	Part of Map 142-00-0 Parcel 046.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, AMY L. VENEZIA, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto, SHAWN A. VENEZIA, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 203 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, and by Third Amendment of record in Book 11210, Page 184, all of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Shawn A. Venezia and Amy L. Venezia,

24 0101 03CHECK 10.00

husband and wife, by Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Book 11255, Page 1, Register's Office for Davidson County, Tennessee; and

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Deed from Louise C. Owen Stovall, of record in Book 10791, Page 722, and by Deed of record in Book 10981, Page 374, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS 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, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, as of record aforementioned, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the land embracing the regime and building thereon; 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 Belle Glen Condominiums, of record as aforementioned; and easements and setback lines as set forth on the above plan of record.

THIS IS IMPROVED PROPERTY known as 7245 Highway 70 South, #203, Nashville, Tennessee 37221.

This conveyance is made pursuant to the provisions of a Marital Dissolution Agreement executed by the parties in the matter of AMY LEIGH (JOHNSON) VENEZIA, Wife/Plaintiff v. SHAWN ANTHONY VENEZIA, Husband/Defendant, Circuit Court for Davidson County, Tennessee, Docket Number 99D2170 and for the express purpose of terminating an estate by the entirety in and to the above-described property, so that title to said property is hereby vested in Shawn A. Venezia as his sole and separate estate.

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

WITNESS my hand this 17 day of September 1999.

Amy L. Venezia
AMY L. VENEZIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, AMY L. VENEZIA, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 17th day of September, 1999.

Notary Public

My Commission Expires: May 28, 2003

JAMES W. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.