Instr:200001270008821 Page: 1 OF 2
REC'D FOR REC 01/27/2000 10:46:49AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

Prepared by 63

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ -0-

THIS INSTRUMENT PREPARED BY
DAVID H. HORNIK
ATTORNEY AT LAW
222 SECOND AVENUE NORTH
SUITE 350M
NASHVILLE, TN 37201-1652

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNI11992

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| PRISCILLA H. VENABLE<br>440 LEMONT DRIVE<br>NASHVILLE, TN 37216 | PRISCILLA H. VENABLE<br>440 LEMONT DRIVE<br>NASHVILLE, TN 37216 | MAP 061-05-0-A<br>PAR.CEL 004.00C0 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, KEVIN E. EARL VENABLE, being one in the same person as Kevin E. Venable, by these presents does hereby quitclaim and convey unto PRISCILLA H. VENABLE, being one in the same person as Priscilla Hale Venable, her successors and assigns, all of his right, title and interest, in and to the following described tract or parcel of land:

> BEING Unit No. 23 as created and established by the Maser Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Registers Office for Davidson County, Tennessee, as amended by Amendment of Record inBook 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to and of which reference is here made for a more complete decription, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.
>
> Being the same property conveyed to Kevin E. Venable and wife, Priscilla H. Venable, by Deed from Fox Ridge Homes, Inc. by Warranty Deed dated February 28, 1992, of record in Book 8574, page 22, Register's Office for Davidson County, Tennessee, to which reference is here made for further descriptive purposes.
>
> This property is improved property and bears the street address of 440 Lemont Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS made subject to the following: (1) taxes for the year 1999 and subsequent years; (2) terms and provisions of the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, or record in Book 7534, page 591, said Register's Office, and any amendments thereto, and the limitations and conditions imposed by the Horizontal Property Act of the State of Tennessee, T.C.A. Sec. 66-27-101, et seq., as may be from time to time amended; (3) matters shown on the Plan for Poplar Glen, Phase I, of record in Book 6900,page 646, said Register's Office; (4) any and all zoning regulations, building restrictions, setback lines, if easements and rights-of-way for road and public utilities; and (5) any and all restrictions and easements of record.

WITNESS MY HAND, on this the 13th day of January, 2000.

KEVIN E. VENABLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KEVIN E. VENABLE, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County, this the 13th day of January, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

7-22-2000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred is Zero Dollars ($ -0-), in that said conveyance is a division of marital property pursuant to the Marital Dissolution Agreement executed between the parties and incorporated into the final decree of divorce between the parties in the case of *Kevin Earl Venable v. Priscilla Hale Venable*, Fourth Circuit, Davidson County, Tennessee, Case No 99D-72.

AFFIANT

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

SWORN TO and subscribed before me this the 13th day of January, 2000.

NOTARY PUBLIC

My Commission Expires:

7-22-2000