STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

## QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooks Sells (NAME) | New Owner (NAME) | MAP 92-15-0-A |
| 5416 Brownstone Dr. (ADDRESS) | (ADDRESS) | PARCEL 403 CO |
| Brentwood TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, P & B Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooks Sells and Peggy Sells, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

BEING Unit No. 403, on the plan of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Regime with respect to Elliston Place Quarters, of record in Plat Book 6657, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to P & B Partnership by deed from United Parking, Inc., of record in Book 10480, Page 729, Register's Office for said County.

LAND in Davidson County, Tennessee, being Unit No. 210 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to P & B Partnership by deed from Michael F. Mondelli, Trustee for the benefit of MBC Partnership, a Tennessee General Partnership composed of Leslie L. Mondelli, Sr., Michael F. Mondelli , James V. Mondelli, Leslie L. Mondelli, Jr., and Mark L. Mondelli, of record in Book 10477, Page 760, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 482, Page 379 and Book 565, Page 235, Register's Office for said County.

Continued

unimproved ( )
This is improved ( X ) property, known as 2325 Elliston Place, Unit 403 (House Number) (Street) *Nashville, TN 37203 (P.O. Address) (City or Town) (Postal Zip) *and Unit 210

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of May, 2000

P & B Partnership
By: Brooks A. Sells, Partner
Brooks A. Sells, Partner

By:
Peggy O. Sells, Partner

Instr:200006010054748 Page: 1 OF 2
REC'D FOR REC 06/01/2000 3:32:23PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Brooks A. Sells ~~and Peggy~~ and Peggy O. Sells with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~his~~ their oath(s) acknowledged ~~himself~~ themselves to be the Partner and Partner respectively of the P & B Partnership the within named bargainor, ~~and corporation,~~ and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation~~, by the said Brooks A. Sells as such Partner, and attesting the same by the said Peggy O. Sells as such Partner.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of May 20 00 .

My commission expires 3/29/03

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Legal Description Continued

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6657, Page 72; Book 7232, Page 259; and Book 6657, Page 106, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 6657, Page 72, said Register's Office.