This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 03/28/01 14:16 2pgs
Fees:10.00 Taxes:0.00
20010328-0029957

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MARTHA C. BOYCE, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of her right, title and interest in the property described below to GARY BOYCE, the Grantee, the property described below, reserving a life estate in such property, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee absolute during her life, without joinder by the remainderman, and to keep any and all proceeds derived therefrom, pursuant to T.C.A. §66-1-106. Upon the Grantor's death, to the extent not otherwise disposed of during the Grantor's life, title shall be vested in the above-named Grantee. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Apartment Unit No. 609 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Martha C. Boyce by deed from Marian B. Gregory, dated April 30, 1998, of record in Book 10913, Page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 Colony Trace Drive, Madison, Tennessee 37115.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on 3-26, 2001.

Martha C. Boyce
MARTHA C. BOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARTHA C. BOYCE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on March 26th, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires JULY 27, 2002

THOMAS J. LANIER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Property address:
609 Colony Trace Drive
Madison, Tennessee 37115

Mail Tax Bills To:
MARTHA C. BOYCE
609 Colony Trace Drive
Madison, Tennessee 37115

PARCEL I.D.
Map 42-11B
Parcel 56

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

(5-25-01)
GARY BOYCE, Affiant

Subscribed and sworn to before me on March 25th, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires JULY 27,

THOMAS J. LANIER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.