Davidson County DEEDQC
Recvd: 03/29/01 08:06 2pgs
Fees:10.00 Taxes:0.00

20010329-0030063

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23 DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMBER TRACE TOWNHOUSES **OWNER'S ASSOCIATION** **2507 Westfield Drive** **Lebanon, Tennessee 37090**		

FOR AND IN 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, **ECKHARDT EXCHANGE CORPORATION, A Tennessee Corporation, TRUSTEE FOR 2952 BABY RUTH LAND TRUST**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **TIMBER TRACE TOWNHOUSES OWNER'S ASSOCIATION, A TENNESSEE NOT FOR PROFIT CORPORATION**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All of the property shown on the Plat of Timber Trace Townhouses, as of record in Instrument Number: 20001122-0115447, Register's Office for Davidson County, Tennessee with the exception of the Unit Numbers 1 thru 26.

Being a portion of the property conveyed to Grantor by Warranty Deeds of record in Instrument Numbers: 20000412-0036876, 20000406-0034917 and 20000411-0036552, all of the Register's Office for Davidson County, Tennessee.

This conveyance conveys all of the common area to be administered and managed by the Owner's Association pursuant to the Declaration of Covenants, Conditions and Restrictions established in Instrument Number: 20001220115447.

Unimproved (X)
This is improved ( ) property known as 2950 Baby Ruth Lane, Units 1-4, Antioch, Tennessee 37013

WITNESS ITS HAND THIS _____ DAY OF MARCH, 2001.

ECKHARDT EXCHANGE CORPORATION, A Tennessee Corporation,
TRUSTEE FOR THE 2952 BABY RUTH LAND TRUST

BY: _____
ROBERT J. NOTESTINE, III, PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and county aforesaid, personally appeared ROBERT J. NOTESTINE, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of ECKHARDT REALTY CORPORATION, A Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02