This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sheryl A. McCroskey
1901 18th Ave South, Unit No. 204M
Nashville, Tennessee 37212

MORTGAGEE:
Union Planters Bank

SEND TAX BILL TO:
Owner

MAP **104-12**
GROUP **A**
PARCEL **14.00co**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Verlie Abrams and wife Helen B. Abrams,** hereinafter called the "GRANTOR", by these presents, do quitclaim and convey unto **Sheryl A. Lewis McCroskey**, hereinafter called the "GRANTEE", her heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Sheryl A. Lewis (now McCroskey) and Verlie Abrams, as joint tenants with right of survivorship, by deed from J. Richard Chamber and Carol L. McCoy of record in Book 11614, page 343, re-recorded in Book 11664, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 1901 18th Ave South, Unit No. 204M, Nashville, Tennessee 37212.

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

Davidson County DEEDQC
Recvd: 07/06/01 10:40 3pgs
Fees:17.00 Taxes:0.00
20010706-0072234

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unit 204M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6258, Page 719, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Magnolia Wedgewood Condominium of record in Book 6258, Page 718, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sheryl A. Lewis and Verlie Abrams, as joint tenants with right of survivorship, by Deed dated July 30, 1999, filed for record on September 16, 1999 in Book 11614, Page 343, and re-recorded in Book 11664, Page 255, Register's Office for Davidosn County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This Conveyance is subject to restrictions of record in Book 9498, Page 329, and Book 9499, Page 860, Register's Office for Davidson County, Tennessee.

WAS

WITNESS our hands this the 31st day of January, 2001.

Verlie Abrams

Verlie Abrams

Helen B. Abrams

Helen B. Abrams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Verlie Abrams and Helen B. Abrams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of January, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002