FOR RECORDING PURPOSES

LTIC File No. 50568 File Box 49

49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $22,000.00

Robert E. McQuiston
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: July 2, 2001

Linda Pritchett
NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires January 26, 2002

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 07/09/01 11:30 2pgs
Fees:13.00 Taxes:81.40

20010709-0072794

| THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219 | | |
|---|---|---|
| **ADDRESS NEW OWNER(S) AS FOLLOWS:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBER:** |
| Robert E. McQuiston and wife,<br>Mary D. McQuiston<br>325 Valeria Street<br>Nashville TN 37210 | ~~Same~~<br>Bank of America, N.A.<br>8300 Norman Center Dr. #1000<br>Bloomington MN 55437 | 147-3-A-93 |

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, I/WE, I. C. Waddey, Jr.

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Robert McQuiston and wife, Mary D. McQuiston

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Unit G-5, Harding Place Condominiums, pursuant to Master Deed of record in Book 6104, page 725, Register's Office of Davidson County, Tennessee, and as set forth in plat of record in Plat Book 5200, page 571, said Register's Office.

Being the same property conveyed to I. C. Waddey, Jr. by deed of record in Book 6105, page 581, Register's Office of Davidson County, Tennessee.

Ann M. Waddey, wife of the said I. C. Waddey, Jr., joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

As part of the above consideration, it is agreed and understood that the above named Grantee(s) assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust, of record in Book 6105, page 585, said Register's Office, payable according to the terms and conditions contained herein.

This conveyance is subject to the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6104, page 725 with subordination Agreement in Book 6104, page 796, Appointment of Successor Trustee and Successor Trustee's Deed.
2. Restrictions as contained in Book 3072, page 429.
3. Restrictions as contained in Book 4000, page 531.
4. ALL matters shown on Plat recorded in Book 5200, page 571.
5. ALL matters shown on Plat recorded in Book 3842, page 35, Book 2900, page 91 and Book 421, page 8.
6. Drainage easement alon the northerly bank of Seven Mile Creek of record in Book 3570, page 75.
7. Twenty foot easement for sewer purposes which contains two manholes of record in Book 3312, page 560.
8. Easement for flow of Seven Mile Creek.

THIS IS (XX )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

441 Harding Place Unit G-5
Nashville TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: July 2, 2001

I. C. Waddey, Jr.

Ann M. Waddey

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared I. C. Waddey, Jr. and wife, Ann M. Waddey with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of July 2, 2001.

Linda Pritchett
Notary Public

LINDA PRITCHETT
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Comm Expires:

My Commission Expires January 26, 2002