Davidson County DEEDQC
Recvd: 03/27/02 15:02 2pgs
Fees:12.00 Taxes:0.00
20020327-0037705

Prepared by:

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between JULIAN B. WELLS, JR. and wife, ZOE L. WELLS, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and ELIZABETH M. WELLS, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY an undivided one-half (½) interest in and to the following described property:

> Being a certain condominium apartment being situated in Davidson County, Tennessee, described as follows:
>
> Unit No. C-7, Parcel No. 39, in a Horizontal Property Regime which is located on the Revised Plat of the Villager East, of record in Plat Book 5200, Page 235, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager East Condominiums of record in Book 5457, Page 298, Register's Office of Davidson County, Tennessee and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5467, Page 338, said Register's Office, and a Deed of Correction in Book 5553, Page 336, including among other conditions and requirements, assessments, lines, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to one deed of trust which deed of trust was attempted to be released of record at Book 6026, Page 77, said

Register's Office. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcements or attempted enforcement of this deed of trust.

Description same as prior deed.

Being the same property conveyed to Julian B. Wells, Jr. and wife, Zoe L. Wells, by deed of record in Book 11754, Page 682, Register's Office of Davidson County, Tennessee. See also deed of record in Book 11754, Page 684 in said Register's Office.

Tax Map 117, Group 11B, Parcel 39.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of MARCH, 2002.

JULIAN B. WELLS, JR.

ZOE L. WELLS

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, JULIAN B. WELLS, JR. and wife, ZOE L. WELLS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of March, 2002.

My commission expires:
Oct. 31, 2004

Notary Public

STATE OF TENNESSEE ~~Williamson~~ COUNTY

I hereby affirm that the actual consideration for this transfer ~~is~~ $-0-.

Affiant

Subscribed and sworn to before me, this 14 day of March, 2002.

My commission expires:
Oct. 31, 2004

Notary Public

NEW PROPERTY OWNERS:

Elizabeth M. Wells
507 Midway Circle
Brentwood, TN 37027

PERSON(S) RESPONSIBLE FOR TAXES:

Same