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dpdb

This Instrument Prepared By:
Dodson, Parker, Dinkins & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 06/28/02 15:11 3pgs
Fees:17.00 Taxes:0.00
20020628-0078456

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Thomas Michael Dennison 5017 Bonnameade Drive Hermitage, TN 37076	Same	03DZ-86064 95-3-A 36

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THOMAS MICHAEL DENNISON, husband, (hereinafter Grantor") does hereby assign, grant, transfer, and convey unto THOMAS MICHAEL DENNISON, husband, and JACQUELINE DENNISON, wife, (hereinafter "Grantees") as tenants by the entirety, the following described premises with all of the hereditaments and appurtenances thereto appertaining, the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 36, in a Horizontal Property Regime as shown on the condominium site plan of Magnolia Square Condominiums, as of record in Book 6685, Pages 275 and 276, Davidson County, Tennessee.

BEING part of the same property conveyed to Charles H. Turner by deed from Thomas L. Goddard, of record in Book 4583, Page 507, Register's Office, Davidson County, Tennessee.

Virginia W. Turner herein joins to convey any and all rights and interest she may have; especially her marital rights.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Magnolia Square Condominiums, of record in Book 6685, Pages 275 and 276, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed

of record in Book 6685, Page 253, said Register's Office.

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

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per Tennessee Code Annotated 67-4-409(a)(4), is $10.00.

Thomas Michael Dennison

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2002.



Notary Public

My Commission Expires: 1-31-04

This is improved property located at Unit 36, 2258 Lebanon Road, Hermitage, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 21st day of June, 2002.

Thomas Michael Dennison

THOMAS MICHAEL DENNISON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Thomas Michael Dennison, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, and that such was his free act and deed.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of June, 2002.



Notary Public

My Commission Expires: 1-31-04