Davidson County DEEDQC
Recvd: 08/07/02 15:25 2pgs
Fees:12.00 Taxes:0.00

20020807-0095310

This Instrument Prepared By:
A. Russell Willis
Attorney At Law
215 Second Ave North
Nashville, TN 37021
(615) 370-8900

ADDRESS NEW OWNER: SEND TAX BILLS TO:
Debbie Lynette Sesler
4505 Harding Road , # 62W
Nashville, TN 37205

MAP/PARCEL NOS:
116030A06100C0

QUITCLAIM DEED

In consideration of the terms of the Final Decree of Divorce, in the Circuit Court of Davidson County, Tennessee, bearing docket number 01D-2272, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Steven Andrew Howard, conveys and quitclaims to Debbie Lynette Sesler, all his right, title and interest, in and to the following described real property, TO WIT:

> Land in Davidson County, Tennessee, being Unit 62W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed and By-Laws of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office.
>
> Being the same property conveyed to Steve Howard and wife, Debbie Howard recorded in Deed Book 11715 Page 909, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to (1) Restrictions of record in Book 4710, Page 901, amended in Book 4798, Page 813; (2) Easements of record in Book 3958, Page 152, Book 7462, Page 28, Book 4668, Page 986, Book 8143, Page 345; and (3) All matters appearing on the Plan of record in Plat Book 4460, Page 189, said Register's Office
>
> THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF 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.
>
> This is improved property, located at 4505 Harding Road, Nashville, Tennessee 37205.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 6th day of August, 2002.

Steven Andrew Howard

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jana M Martin a Notary Public in and for said County and State, Steven Andrew Howard, the within named bargainer, with whom I am personally acquainted or who reasonably made his identity known to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2002.

Jana M Martin
NOTARY PUBLIC

My Commission expires: November 27, 2004

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Transfer tax on this transfer is exempt under the provisions of T.C.A. 67-4-409, et. seq.

Debbie Lynette Sesler

Sworn to and subscribed before me this
7th day of August, 2002.

Jennifer L Martinez
NOTARY PUBLIC

JENNIFER L. MARTINEZ
NOTARY PUBLIC, TENNESSEE, STATE AT LARGE
MY COMMISSION EXPIRES MAY 29, 2005

My Commission expires: _____