Davidson County DEEDQC
Recvd: 10/30/02 14:08 3pgs
Fees:17.00 Taxes:0.00
20021030-0133056

Prepared By and Return To:
Title Enterprise, LLC
3354 Perimeter Hill Drive, Ste. 105
Nashville, TN 37211

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged we, **Wallace S. Lippincott, Sr.** do hereby bargain, sell, release, remise, quitclaim and convey unto, **Louisa L. Avery** our interest, right, title and stead in and to the following described real estate located in Davidson County, Tennessee, to-wit:

See Exhibit "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s). This conveyance is further made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 15th day of Oct, 2002.

Wallace S. Lippincott, Sr.

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Wallace S. Lippincott with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the within bargainor, a person and that he/she as such authorized so to do, executed the foregoing instrument for the purposes therein contained.

Joey D Hamlin
Notary Public
My Commission Expires:

JOEY D. HAMLIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 01-01-05

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 15 day of October 2002.

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
July 26, 2003

Map and Parcel: 141-11-0-A-43.00

Address New Owner
Louisa L. Avery
7544 Rolling River Parkway
Nashville, TN 37221

Mail Tax Bills To:
Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 184, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, Pages 184 and 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Louisa L. Avery, an unmarried person and Wallace S. Lippincott, Sr. a married person by Warranty Deed from Clifton Phillippie and wife, Bonita Phillippie dated August 11, 1994 and recorded August 17, 1994 in Book 9438, Page 915, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of record in Book 4788, Page 950, Book 4871, Page 640; Book 4892, Page 689; and Book 5463, Page 238; By-Laws of record in Book 4892, Page679, and Charter of record in Book 4892, Page 671, and amended in Book 8276, Page 552, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.