STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 2002.

Deputy Register

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO.:

QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 12/13/02 12:27 2pgs
Fees:12.00 Taxes:0.00

20021213-0153913

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 THE _____ DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA K. ECKHART 5245 Village Way Nashville, TN 37211	SAME	161-10-0-B-202.00

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, MARGARET L. BOAZ**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **BRENDA K. ECKHART**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL **OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 48 on the plan of Villages of Brentwood, Phase Eleven of record in book 9700, page 949, Register's Office for Davidson County, Tennessee, to which is hereby made reference for a more complete and accurate legal description.

Being the same property conveyed to Brenda K. Eckhart and Margaret L. Boaz, as Joint Tenants with Rights of Survivorship, by deed from NVR, INC., A Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., as recorded in Instrument No. 200012200124722, Tennessee Secretary of State Office, of record in Instrument Number 20010409-0034306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002, a lien which is not yet due and payable.

All matters on the plan of record in Book 9700, page 947, Register's Office for Davidson County, Tennessee.

The foregoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built in such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 110076, page 537, Book 11076, page 661 and in Book 11526, page 579, Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions of record in Book 6143, page 11, amended in Book 6393, page 495, and amended in Book 8507, page 831, Book 11526, page 579 and in Instrument No. 200006060056066, Register's Office for Davidson County, Tennessee.

Subject to an Agreement for Dedication of easement for Water Mains and Appurtenances of record in book 8197, page 338, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement of record in book 11078, page 919, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 200006060056067, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Instrument No. 200012140122894, Register's Office for Davidson County, Tennessee.

This is improved property known as 5245 Village Way, Nashville, Tennessee 37211

WITNESS MY HAND THIS 31st DAY OF ~~May~~ June October, 2002.

Margaret L. Boaz
MARGARET L. BOAZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for theCounty and State aforesaid, the within named MARGARET L. BOAZ, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of ~~May~~ June October, 2002.

Angela V. Dobbins
NOTARY PUBLIC

My Commission Expires: 1-31-04

ANGELA V. DOBBINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN