THIS INSTRUMENT PREPARED BY: **ANDRA J. HEDRICK, ESQ.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **230 FOURTH AVENUE NORTH, THIRD FLOOR** **NASHVILLE, TN 37219-8888** Davidson County DEEDQC Recvd: 12/28/02 06:53 4pgs Fees:22.00 Taxes:0.00 20021228-0160138	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $ - 0 - . AFFIANT Subscribed and sworn to before me, this 27th day of December, 2002. NOTARY PUBLIC AT LARGE My Commission Expires: JAN. 25, 2006

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Charlotte Ann Sharpe 6528 Cornwall Court Nashville, TN 37205	Same	119-14-A 142

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that John M. Sharpe ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, and quitclaims unto Charlotte Ann Sharpe ("Grantee"), all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is improved property located at 2929 Selena Drive, Apt. No. 142 Kingswood Condominiums, Nashville, Tennessee, 37211.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hand this 17 day of December, 2002.

GRANTOR:

John M Sharpe

John M. Sharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Sharpe, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of December, 2002.

Gayle S Tuson

Notary Public

My Commission Expires: My Commission Expires Jan. 29, 2005

196909.1

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 142, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

This conveyance is subject to:

1. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

2. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

3. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

6. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

8. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

9. Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

10. The Plan of record in Book 5200, page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

11. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.

12. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

13. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such construction as set out in said Master Deed, as amended, of record in Book 6058, page 320, said Register's Office.

14. Such liens against which Grantee's title insuror commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

Being the same property conveyed to John M. Sharpe, married, by deed from Home Service Corporation, of record in Book 6089, page 845, Register's Office for Davidson County, Tennessee.