This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 310
Brentwood, TN 37027

Record and return to:
Same

Address of New Owner:
Randall P. Kozak and wife, Currin M. Kozak
2422 McIntyre Court
Franklin TN 37067

&

Jan K. Duckworth and husband, Jeffrey S. Duckworth
2803 Natchez Trace
Nashville, TN 37212

Send Tax Bills to:
Randall P. Kozak
2422 McIntyre Court
Franklin, TN 37067

Map/Parcel:
142-6-A

Davidson County DEEDQC
Recvd: 12/31/02 14:02 2pgs
Fees:12.00 Taxes:0.00

20021231-0162672

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Sadie F. Kozak, a single woman, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto (a) Randall P. Kozak and wife, Currin M. Kozak, an undivided twenty-five percent (25%) interest, and (b) Jan K. Duckworth, and husband, Jeffrey S. Duckworth, an undivided twenty-five percent (25%) interest, as tenants in common (and not as tenants by the entireties), their respective heirs and assigns, (hereinafter called Grantee), in all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Building 22, Unit 182, "Peppertree," Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for said County, as provided by Tennessee Code Annotated §64-2701 et seq., and as shown on the plat of "Peppertree," Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, Register's Office for said County, and subject to all the terms, conditions and restrictions contained therein. Garage space 182G and the other limited common elements as provided by the Master Deed in Book 4834, Page 257, and shown on the Plat of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

Being the same property conveyed to Sadie Kozak and son, David C. Kozak, by deed from Jeff Segar and wife, Kathleen Susan Segar of record in Book 5250, page 879, Register's Office for Davidson County, Tennessee. The said David C. Kozak has since died intestate on October 29, 2002, survived by his mother, Sadie F. Kozak, and his siblings, Randall P. Kozak and Jan K. Duckworth.

This conveyance is unencumbered.

State of Tennessee
County of Williamson

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

Sadie F. Kozak
Affiant

Subscribed and sworn to before me this 31st day of December, 2002.

Rae Lee Anglin
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/25/2003

This is improved property, known as Building 22, Unit 182, "Peppertree," 810 Bellevue Road, Nashville, Tennessee.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of December, 2002.

Sadie F. Kozak

Sadie Kozak, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public at large in the State of Tennessee, the within named Grantor, SADIE KOZAK, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2002.

Rae Lee Anglin

Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 5/25/2003