This Instrument Prepared by:
William B. Herbert, IV
218 Third Avenue North
Nashville, Tennessee 37201
(615) 369-3330

The actual consideration or value whichever is greater for this transfer is $1.00

Merilyn H. Herbert
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson
Sworn to and subscribed before me
Sworn to and subscribed before me this 4th day of January, 2003

Pamela L. McClure
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 30, 2006

Davidson County DEEDQC
Recvd: 01/06/03 16:02 2pgs
Fees:12.00 Taxes:0.00
20030106-0002139

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Merilyn H. Herbert 6592 Beech Hill Road Pegram, Tennessee 37143	Ruth S. Hovey Royal Oaks Tower, 63-W 4505 Harding Road Nashville, Tennessee 37205	Map 116-3A Parcel 62

FOR AND IN CONSIDERATION of Ten and 00/100 dollars ($10.00), love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Ruth S. Hovey**, by these presents do hereby quitclaim and convey unto **Merilyn H. Herbert**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, as follows:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, page 901, and as amended in Book 4798, page 813, said Register's Office; and said premises being more particularly described as follows: Unit labeled **63-W Royal Oaks Tower, 4505 Harding Road, Nashville, Davidson County, Tennessee** of said project as shown on the plan recorded in Book 4460, page 189, Register's office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.97906 % interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the plat of Royal Oaks, of record in Book 4300, page 201, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, South 39 degrees 07' East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence South 39 degrees 07' East along the west margin of Woodmont

Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, page 2, Register's Office for Davidson County; thence South 51 degrees 13' West, 175.7 feet along the northerly property line of Morrissey to a point; thence South 36 degrees 57' East, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4, and 5, the following calls: South 50 degrees 33' West, 68.2 feet to a point; North 36 degrees 57' West, 43.4 feet to a point; South 53 degrees 03' West, 27.0 feet to a point; South 16 degrees 33' West, 60.0 feet to a point; South 50 degrees 33' West, 81.0 feet to a point; South 76 degrees 00' West, 80.0 feet to a point; North 55 degrees 38' West, 70.6 feet to a point; North 41 degrees 48' West, 69.3 feet to a point; North 20 degrees 00' East, 39.7 feet to a point; North 41 degrees 48' West, 60.0 feet to a point; North 48 degrees 12' East, 299.3 feet to a point; South 36 degrees 57' East, 15.7 feet to a point; North 51 degrees 13' East, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

Being the same property conveyed to Ruth S. Hovey by deed from Merrill K. Hovey of record in Book 5022, page 229, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to easements set out in Book 4300, page 201, Book 4931, pages 719-723, and Book 4460, page 189, and restrictive covenants of record in Book 4710, page 901, and as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and any subsequent amendments thereto, as well as any other such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 6th day of January, 2003.

Ruth S. Hovey

Ruth S. Hovey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth S. Hovey**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2003.

Tamela L. Hall

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 30, 2006