PREPARED BY:

LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
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Davidson County DEEDQC
Recvd: 02/13/03 14:52 3pgs
Fees:17.00 Taxes:0.00
20030213-0019970

QUITCLAIM DEED

Grantors: Halie L. Price, George E. Price, Jr., and Suzanne Price

Address New Owners and Send Tax Bills to: Halie L. Price, George E. Price, Jr., and Suzanne Price, Villager Condominium, Unit H-9, 2609 Hillsboro Road Nashville, TN 37215

Property: Unit H-9, Parcel 120, Villager Condominium

Map: 117-3-B

Parcel: 120

This quitclaim deed is executed by the Grantors to themselves and each other in order to establish their relative rights and interests in the property herein described following the death of George E. Price, Sr.

RECITALS:

1. By warranty deed dated July 27, 1979, of record in Book 5475, Page 320, Office of the Register for Davidson County, Tennessee, the property herein conveyed was transferred to Suzanne Price, George E. Price, Sr., and George E. Price, Jr., each of whom thereby acquired a one-third undivided interest in the property.

2. In July, 1999 George E. Price, Sr. died intestate in Davidson County, Tennessee, survived by Halie L. Price (spouse), George E. Price, Jr. (son), and Suzanne Price (daughter), as his sole heirs and next-of-kin.

3. There has been no administration of the estate of George E. Price, Sr.; this Quitclaim Deed is executed for the purpose of settling the relative rights and interests of the parties in the property herein described.

QUITCLAIM CONVEYANCE

The Grantors, Halie L. Price, George E. Price, Jr., and Suzanne Price, hereby quitclaim, transfer and convey to themselves and each other the property described below so that the resulting interests of the parties shall be as follows:

1. Halie L. Price shall have a life estate in an undivided one-third interest, with the remainder interest in that one-third vested jointly and equally in George E. Price, Jr. and Suzanne Price;

2. In addition to the remainder interest described above, George E. Price, Jr., shall have an undivided one-third interest;

3. In addition to the remainder interest described above, Suzanne Price shall have an undivided one-third interest;

4. George E. Price, Jr. and Suzanne Price shall have mutual rights of survivorship in all interests held by them.

The property herein conveyed is a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. H-9, Parcel No. 120, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, Page 154, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc. by deed from Villager Associates, Inc., of record in Book 5433, Page 815, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime or Villager Condominium of record in Book 5434, Page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's office, including among other conditions and requirements, assessments liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

Being the same property conveyed to Suzanne Price, George E. Price, Sr., and George E. Price, Jr. by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5475, Page 320, Office of the Register for Davidson County, Tennessee.

This is improved property known as Villager Condominium, Unit H-9, 2609 Hillsboro Road, Nashville, TN 37212.

In witness whereof, we have executed this Quitclaim Deed on this 13th day of February, 2003.

Halie L. Price

Halie L. Price

George E. Price Jr.

George E. Price, Jr.

Suzanne Price

Suzanne Price

State of Tennessee)
County of Davidson)

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named, Halie L. Price, George E. Price, Jr. and Suzanne Price, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 13th day of February, 2003.

George H. Cate, Jr.
Notary Public

My Commission Expires: 3/26/05

State of Tennessee)
County of Davidson)

The undersigned, being first duly sworn, makes oath that no consideration has been given for this quitclaim deed.

Suzanne Price
Affiant

Sworn to and subscribed before me this 13th day of February, 2003.

George H. Cate, Jr.
Notary Public

My Commission Expires: 3/26/05