Box 14A
16318-1

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDQC
Recvd: 06/27/03 11:04 2pgs
Fees:12.00 Taxes:0.00
20030627-0089210

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Suzanne W. Heidgen 407 Barrywood Drive Nashville, TN 37211	New Owner	Map 147-2-C Parcels 1 & 2 CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, PHILLIP J. BLYVEIS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SUZANNE W. HEIDGEN, hereinafter called the Grantee, her heirs and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 144, Section 2, Abbay Hall, as of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Philip J. Blyveis and Teresa M. Blyveis by deed from Fred B. Hanson and wife, Kathleen H. Hanson of record in Book 6674, page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

It is intended that a separate quitclaim deed be executed by Teresa M. Blyveis in favor of the within named Grantee and be recorded together with this deed. The said Philip J. Blyveis and Teresa M. Blyveis (collectively "Prior Owners") have previously executed deeds which conveyed so-called Units 1 and 2 (collectively the "Units") to various owners as contemplated by a Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, page 808, said Register's Office (the "Declaration"). Both Units are now owned by the within named Grantee. The Declaration appeared to contemplate that the said Lot 144 (the "Property") would be divided into three separate and distinct parts, namely the two Units together with common areas (the "Common Area"), with the Common Area being owned by an entity to be known as Abbay Hall Homeowners Association, a Tennessee not-for-profit corporation (the "Corporation"). The parties acknowledge that the Corporation was never incorporated under the laws of the State of Tennessee or any other jurisdiction and the Common Area was never conveyed to any person or entity. The parties further acknowledge that the separate Units exist only on paper and only one dwelling unit actually exists on the Property. A question remains whether ownership of the Common Areas transferred with the Units or remained in the Prior Owners. The undersigned understands that the within named Grantee is undertaking to consolidate the title to the Property into a single lot or building site and to eliminate the planned unit

development or horizontal property regime which was attempted to be created by the Declaration. This quitclaim deed has been executed and delivered in order to transfer all interests in or to the Property held by the Prior Owners, including without limitation any interest retained in the Common Area, to the within named Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25 day of June, 2003.

Philip J. Blyveis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip J. Blyveis, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 2003.

Notary Public
My Commission Expires: 11-25-06

MARIA LEIGH BYRD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 26th day of June, 2003.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

C:\JTC\QCD.505