Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20030917-0137205

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
42 11 8
Par. 95CO
11D93546

QUITCLAIM DEED

FROM: **HAROLD E. HODGES**

SEND TAX BILLS TO:
Evelyn M. Hodges
511 Colony Trace Court
Madison TN 37115

TO: **EVELYN M. HODGES**
511 Colony Trace Court
Madison TN 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **HAROLD E. HODGES, acting by and through my attorney in fact, EVELYN M. HODGES,** have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **EVELYN M. HODGES**, her heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 511 in a Horizontal Property Regime as shown in the condominium site plan of Heritage Village Condominiums, as of record in Book 6484, Page 287, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Harold E. Hodges and wife, Evelyn M. Hodges, by deed from Judith G. Watson et vir dated February 27, 1987, and filed for record in Book 7154, Page 2, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 04-2701 *et seq.* of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Heritage Village Condominiums of record in Book 6484, Page 287, said Register's Office.

THIS CONVEYANCE is subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sect. 64-2701 *et seq.* of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc.; contained in the Master Deed of record in Book 4758, Page 179, and as amended in Book 4808, Page 829, and Book 6380, Page 989; Supplement and Amendment to Master Deed of record in Book 6484, Page 287, said Register's Office.

This conveyance is subject to any and all existing easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of September, 2003.

Harold E. Hodges by Evelyn M. Hodges POA
HAROLD E. HODGES, by attorney-in-fact, EVELYN M. HODGES

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, HAROLD E. HODGES, by his attorney-in-fact, EVELYN M. HODGES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville Tennessee, on this the 11 day of September, 2003.

Dawn Miller
NOTARY PUBLIC

My Comm. Expires: 7-21-04

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Evelyn M. Hodges
AFFIANT

Sworn to and subscribed before me this 11 day of Sept., 2003.

Dawn Miller
NOTARY PUBLIC

My Comm. Expires: 7-21-04

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