PICK-UP

QUITCLAIM DEED

B-QUIT-04-0420

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

Jo-Ann N. Ledford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2004.

Bandi Wees
Deputy Register

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Ledford	New Owner	
(NAME)	(NAME)	
420 Elysian Fields Road Unit A-1		133-14-0-A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Ronald Harry Sorbo and Carol J. Nepsa HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO James H. Ledford and wife Jo-Ann N. Ledford HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit A-1, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Oakcrest Condominium, of record in Book 5200, Page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ronald Harry Sorbo and Carol J. Nepsa, as joint tenants with right of survivorship, by Deed dated March 29, 1982 and filed for record on May 13, 1982 in Book 5885, Page 20, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Master Deed Book 5884, Page 960, Register's Office for said County.

This conveyance is subject to Easements of record in Plat Book 5200, Page

Davidson County DEEDQC
Recvd: 01/30/04 10:19 2pgs
Fees:12.00 Taxes:0.00

20040130-0011609

unimproved ( )
This is improved (X) property, known as 420 Elysian Fields Road Unit A-1, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 16th day of January, 2004.

Ronald Harry Sorbo
Ronald Harry Sorbo

Carol J. Nepsa-Sorbo
Carol J. Nepsa

STATE OF Tennessee

COUNTY OF Davidson RONALD H. SORBO and CAROL J. NEPSA SORBO

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ronald Harry Sorbo and Carol J. Nepsa the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2004.

My Commission Expires 11-24-07

Notary Public

