Davidson County DEEDQC
Recvd: 02/05/04 15:09 3pgs
Fees:17.00 Taxes:0.00
20040205-0014370

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Address New Owner:	Send Tax Bills To:	Property Identification
Elizabeth Clark Rose 4225 Harding Road Unit 302 Nashville, TN 37205	-same-	103-16-C/302

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY A. ROSE, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby quit-claim, transfer and convey to ELIZABETH CLARK ROSE (the "Grantee") her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 302 on the Plan of Wellington Arms of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-laws of record in Book 5721, page 241, as corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor by deed of record as Instrument Number 20030128-0011752, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. The terms, provisions and requirements of the Tennessee "Horizontal Property Act", T.C.A. §66-27-101, et seq. and the terms and conditions of the Master Deed establishing a horizontal property regime of Wellington Arms, of record in Book 5721, page 241, as corrected in Book 5740, page 897, and Instrument Number 20001205-0119242, all in the Register's Office for Davidson County, Tennessee.

2. Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements.

3. 2004 property taxes, which have been assumed in their entirety by the Grantee.

4. All matters appearing on the Plan of record in Book 5200, page 316, said Register's Office.

5. By-laws of Wellington Arms Homeowner's Association, Inc., of record in Book 5721, page 288, said Register's Office.

6. Charter of Wellington Arms COA, of record in Book 5833, page 312, said Register's Office.

7. Sanitary sewer easement of record in Book 7692, page 861, said Register's office.

This is improved property known generally as Unit 302, 4225 Harding Road, Nashville, Tennessee 37205.

WHENEVER USED, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 4th day of February, 2004.

Anthony A. Rose

ANTHONY A. ROSE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared ANTHONY A. ROSE, 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 seal at office in Nashville, Tennessee, this 4th day of February, 2004.

Donna P. Smith

NOTARY PUBLIC

DONNA P. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me, this 4th day of February, 2004.

NOTARY PUBLIC

My commission expires:

~~My Commission Expires SEPT. 22, 2007~~

DONNA P. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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