Davidson County DEEDQC
Recvd: 06/15/04 15:19 3pgs
Fees:17.00 Taxes:0.00

20040615-0070837

QUITCLAIM DEED

FROM: JANICE RICE

TO: ROBIN L RICE, SR. AND JANICE RICE

This instrument was prepared by:
James G. Martin, III
Stites & Harbison PLLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Janice Rice and Robin Lee Rice, Sr. 2419 Hidden River Lane Franklin, TN 37069	Same	Map 131-05-A Parcel 123co

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Janice Rice
Affiant

Affiant

SUBSCRIBED AND SWORN TO before me this the 14 day of June, 2004.

Notary Public

My Commission Expires: 6/20/05

NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

12908N:040167:581862:1A:NASHVILLE

FOR AND IN CONSIDERATION OF the terms of the Agreement between Grantor and Grantee dated May 3, 2004, I, Janice Rice, ("Grantor"), by these presents, do hereby quitclaim and convey unto my husband, Robin L. Rice ("Grantee") his heirs, successors and assigns, an interest, for the purpose of creating an estate by the entireties between Grantor and Grantee, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 of the Jefferson Square Townhouses, (Section One) a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Jefferson Square, (Section One) Condominiums, of record in Book 4731, Page 332, as amended in Book 5826, Page 693, and in Book 8550, Page 3, Register's Office for Davidson County Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4731, Page 332, and as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Book 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Jefferson Square Townhouses, (Section One), of record in Book 4675, Page 12, said Register's Office, for a more complete identification and description of such Unit.
>
> The above description is the same as in the previous deed of record.
>
> Being the same property conveyed to Janice Rice from Irene W. Markle, an unmarried woman, by deed of record in Instrument No. 20040113-0004959, Register's Office for Williamson County, Tennessee.
>
> This is improved property known as 123 Jefferson Square, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 14th day of June, 2004.

Janice Rice

JANICE RICE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Sil Gleim, a Notary Public of said County and State, JANICE RICE, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June, 2004.

Sil Gleim

Notary Public

My Commission Expires: 6/20/05

SIL GLEIM NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.