Davidson County DEEDQC
Recvd: 06/18/04 13:30 4pgs
Fees:22.00 Taxes:0.00
20040618-0072524

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100ths Dollars ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Richard L. Dunlap, III, Individually and as Executor of the Estate of Nancy Brown Dunlap, have this day bargained and sold, and do hereby sell, transfer, convey, release and forever quitclaim unto Jerome J. Crawford, Trustee of the Nancy Brown Dunlap Trust, which trust was created pursuant to the terms of the Last Will & Testament of Nancy Brown Dunlap, and Codicil thereto, which Will and Codicil thereto are of record in Will Book 20,Pages 590-601, in the Office of the Probate Court Clerk of Henry County, Tennessee, his successors and assigns, all interest which I may have in and to the following described tract or parcel of land, being more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand seal at Paris, Henry County, State of Tennessee, this the 7th day of June, 2004.

Richard L. Dunlap, III, Individually and as

Executor of the Estate

Of Nancy Brown Dunlap, dec.

STATE OF TENNESSEE

COUNTY OF HENRY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard L. Dunlap, III, Individually and as Executor of the Estate of Nancy Brown Dunlap, the within named 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 of office at Paris, State of Tennessee, this the 1st day of June 2004.

Notary Public

My Commission Expires: 8/23/04

Name and address of property owner and send tax bills to:
Jerome J. Crawford, Trustee
PO Box 457
McKenzie, TN 38201

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ NA, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this _____day of _____, 2004.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY THE DUNLAP LAW FIRM,
104 N. BREWER ST.
PARIS, TN. 38242

RECORD AND RETURN TO: THE DUNLAP LAW FIRM, 104 N. Brewer St., Paris, TN. 38242

EXHIBIT "A"

Tax Information: Map No. 142.04-A
Parcel No. 091.00 CO

Land in Davidson County, Tennessee, being Unit No. 91 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699 as amended in Book 6082, Page 866; Book 7886, Page 939; and Instrument No. 20020321-0034877, said Register's Office.

This being the same property conveyed to Richard L. Dunlap, III by deed of Steven H. Grider, unmarried by deed dated 1/15/04, of record in Book 20040121-0008032, Register's Office for Davidson County, Tennessee.

This is improved property located at 214 Old Hickory Blvd., #91, Nashville, TN. 37221

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Belle Forest Homeowner's Association of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Forest, of record in Book 5438, Page 699 as amended in Book 6082, Page 866; Book 7886, Page 939; and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5) All matters appearing on the Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
6) Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
7) Easement for Construction of drainage facility of record in Book 7957, Page 145, Register's Office for Davidson County, Tennessee.
8) Easement for public utilities of record in Book 8019, Page 126, Register's Office for Davidson County, Tennessee.
9) Easement for sewer of record in Book 8248, Page 214, Register's Office for Davidson County, Tennessee.
10) Easement for sewer to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.