THIS INSTRUMENT PREPARED BY: JEFFREY MOBLEY, atty. 4400 Harding Road Suite 101 Nashville, Tennessee 37205 (615) 777-5400	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. _____ Affiant Subscribed and sworn to before me, this 17th day of September, 2004. _____ Notary Public My Commission Expires: My Commission Expires MAY 30, 2007

Addresses Of New Owners:	*Send Tax BillsTo:*	*Map-Parcel Numbers:*	
William F. Baskerville and wife, Judith R. Baskerville 1326 Hilltop Road Charlottesville, Virginia 22903	SAME	116-03-0-B	173.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, we, Albert P. Sights, Jr. and wife, Jane R. Sights, hereby remise, release and quitclaim unto William F. Baskerville and wife, Judith R. Baskerville, all of our right, title and interest in the tract or parcel of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

Davidson County DEEDQC
Recvd: 09/21/04 10:08 3pgs
Fees:17.00 Taxes:0.00
20040921-0113418

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

WITNESS our hands this 17th day of September, 2004.

Albert P. Sights, Jr.

Jane R. Sights

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert P. Sights, Jr. and wife, Jane R. Sights, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of September, 2004.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

EXHIBIT A

Legal Description

New Owners: William F. Baskerville and wife, Judith R. Baskerville
Apt. 173

A condominium apartment in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 173 of Royal Oaks Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, together with an undivided interest in common elements as shown on said Plan. Subject to the provisions of the Master Deed of record in Book 5282, Page 972, et seq., and Page 992, et seq., said Register's Office, to which reference is hereby made for more complete details. Said Unit is also known as Apartment No. 173.

Being the same property conveyed to Albert P. Sights, Jr. and wife, Jane R. Sights, by deed of record in Book 5284, page 73, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for more complete details and/or restrictions.

This is improved property known as 4505 Harding Road, Apt. 173, Nashville, Tennessee 37205.