Davidson County DEEDQC
Recvd: 10/18/04 15:22 3pgs
Fees:17.00 Taxes:0.00
20041018-0125164

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

| *Addresses Of New Owners:* | *Send Tax BillsTo:* | *Map-Parcel Numbers:* | |
|---|---|---|---|
| Albert P. Sights, Jr. and wife,<br>Jane R. Sights<br>4505 Harding Pike Unit No. 100<br>Nashville, Tennessee 37205 | SAME | 116-03-0-B | 100.00 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, and for the express purpose of exchanging condominium apartments of equivalent value, we, William F. Baskerville and wife, Judith R. Baskerville, hereby remise, release and quitclaim unto Albert P. Sights, Jr. and wife, Jane R. Sights, 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.

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

WITNESS our hands this 22nd day of September, 2004.

William F. Baskerville

Judith R. Baskerville

STATE OF VIRGINIA )
COUNTY OF ALBEMARLE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William F. Baskerville and wife, Judith R. Baskerville, 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 22ND day of September, 2004.

Notary Public

JOHN R. PACHECO NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 12/31/08

My Commission Expires: 12-31-08

**EXHIBIT A**

**Legal Description**

**New Owners: Albert P. Sights, Jr. and wife, Jane R. Sights**
**Apt. 100**

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

Being Unit No. 100 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. 100.

Being the same property conveyed to William F. Baskerville and wife, Judith R. Baskerville, by deed of record as instrument no. 20040721-0087087, 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. 100, Nashville, Tennessee 37205.