Davidson County DEEDQC
Recvd: 01/21/05 16:23 3 pgs
Fees:18.00 Taxes:592.00
20050121-0008180

THIS INSTRUMENT PREPARED BY
ATTORNEY
SPRINGFIELD, TENNESSEE

QUITCLAIM DEED OF UNDIVIDED ONE-HALF OF REMAINDER INTEREST

THIS DEED OF CONVEYANCE made and entered into by and between PATRICIA C. JOHNSON, hereinafter called the GRANTOR, and LINDA KAY WEST, hereinafter called the GRANTEE.

WITNESSETH

WHEREAS, Raymond H. Conquest, a resident of Davidson County, Tennessee, died testate June 6, 2001, and his Last Will and Testament is of record in Will Book 1955, page 358376, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, At the time of his death, the said Raymond H. Conquest was the owner of certain property, hereinafter described, in Davidson County, Tennessee, and in Item Four of said Will, he gives said property to his wife, Louise M. Conquest, for and during her life, and the remainder, after her lifetime, to his daughters, Patricia C. Johnson and Linda Kay West.

WHEREAS, Patricia C. Johnson now desires to convey her remainder interest to Linda Kay West.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowleged, and other good and valuable consideration, fully executed, the Grantor conveys and quitclaims unto the Grantee, heirs and assigns, all her right, title and interest, said interest being an undivided one-half interest in and to the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Send Tax Bills To:

Louise M. Conquest
113 Newson Green (Unit No. 88)
Nashville, TN 37221

New Owner:

Linda C. West
83 Victoria Park
Nashville, TN 37205

Document Prepared by
Larry W. Simmons, Attorney
Springfield, TN 37172

BEING Unit No. 88 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Deed Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said Unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

BEING the same property which was conveyed to Raymond Conquest in a deed of record in Book 9585, page 12, RODCT.

THIS property is known as 113 Newson Green (Unit No. 88) Nashville, TN 37221.

Map 142-7-C, parcel 88.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her signature, this 22nd day of December, 2003.

Patricia C. Johnson
PATRICIA C. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA C. JOHNSON, the 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 and official seal of office, this 23rd day of December, 2003.

Jill C Rosenberry
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: J. L. HOSENBERRY Notary Public, Williamson Co., TN My Comm. Expires Sept. 5, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Linda C. West
AFFIANT

SUBSCRIBED and sworn to before me this 22nd day of December, 2003.

JILL HOOBINDERRY
Notary Public, Williamson Co., TN
My Comm. Expires Sept. 5, 2004

Jill C Roseberry
NOTARY PUBLIC

My Commission Expires: _____.