THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

James C. Dale III
AFFIANT

Subscribed and sworn to before me this 30th day of January, 2005.

Juita J. Settle
NOTARY PUBLIC

My Commission Expires: 5/24/2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 02/07/05 13:46 3 pgs
Fees:17.00 Taxes:0.00
20050207-0014123

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Orleans Condominiums Homeowners' Association 225 37th Avenue, North Nashville, TN 37209	SAME	Map 104-6 Parcel 178 Field Bk. 26W-6475

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Orleans Condominiums Homeowners' Association,** an unincorporated association, hereinafter referred to as "Grantor", conveys and quitclaims unto **Orleans Condominiums Homeowners' Association,** a Tennessee non-profit corporation, hereinafter referred to as "Grantee", all its right, title and interest in and to that certain improved property located in Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto.

SEE EXHIBIT "A"

This is improved property known as 3210 Orleans Drive, Nashville, Tennessee 37212.

This conveyance is subject to the following:

(1) All applicable property taxes.

(2) Easements for ingress and egress and public utilities of record.

(3) The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101, et seq, Tennessee Code Annotated, as amended, and the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Orleans Condominiums, as amended, of

record in Book 6437, Page 536, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6841, Page 376, said Register's Office.

This instrument and the interest hereby quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 20 day of January, 2005.

Orleans Condominiums Homeowners' Association
An unincorporated association

By: _____
Bynum E. Tudor III
Its: President

"Grantor"

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 **Bynum E. Tudor III,** who, in his capacity as President of **Orleans Condominiums Homeowners' Association**, the bargainor, acknowledged that he executed the foregoing instrument on behalf of Orleans Condominiums Homeowners' Association for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of February, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/24/2008

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

A certain horizontal property regime located at 33rd Avenue, South, at Orleans Avenue, Nashville, Davidson County, Tennessee, and known as Orleans Condominiums consisting of ten (10) condominium apartments and one efficiency apartment (Unit No. 10), all of which is shown on Exhibit "A" to the Master Deed, of record in Book 6437, Page 536, Register's Office for said County, which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Orleans, Ltd., a Tennessee limited partnership, by deed from Harold Huggins and wife, Juanita R. Huggins, of record in Book 5890, Page 422, Register's Office for Davidson County, Tennessee. Further being the same property submitted to create a horizontal property regime by Orleans, Ltd. by Master Deed dated November 30, 1984, and of record in Book 6437, Page 536, amended in Book 6442, Page 49, and further amended in Book 6460, Page 96, Register's Office for Davidson County, Tennessee. Orleans Condominiums Homeowners' Association was incorporated as a Tennessee non-profit corporation and its charter is of record under document locator number 20040322-0032150, R.O.D.C.