Davidson County DEEDQC
Recvd: 03/04/05 14:20 3 pgs
Fees:17.00 Taxes:0.00
20050304-0024293

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR. ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNERS:
JUDY WARD
292 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS MORTGAGEE

MORTGAGEE:
SEBRING CAPITAL CORP.
4000 International Pkwy. Suite 3000
Carrollton, TX 75007

MAP & PARCEL:
Map 97-8A-120

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, FLETCHER WARD, Grantor, have this day bargained and sold and by these presents do hereby transfer and convey unto, JUDY WARD as Grantee, her heirs and assigns, forever, acquiring any right title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being UNIT V-6 Condominium Plat of LAKE CHATEAU of record in Plat Book 6250, Pages 607, 608, 609 and 610 which revised and amends Plat Book 5050, pages 2, 3, and 4 and Plat Book 4675 pages 41, 42, 43 and 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judy Ward and Fletcher Ward by deed from Anthony W. Mickle Sr., and Wife, Linda M. Mickle of record in Instrument Number 20040317-0030038, Register's Office for said County.

Easements as shown of record in Deed Book 6691, Page 308; Book 6691, page 314; Book 6551, page 765; Book 5071, page 277; Book 6599, page 291; Book 6651, page 23; Book 5071, page 277; book 4077, page 604; Book 1298, page 133; Book 1224, page 253; Book 1301, page 25; Book 1237, page 944, Register's Office for said County.

ASSIGNMENT OF RIGHTS as shown of record in Deed Book 10836, Page 280, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 11012, Page 495; Book 6870, page 491, Register's Office of said County.

MASTER DEED as shown of record in Deed Book 11012, Page 495; Book 10753, page 275; Book 10753, page 271; Book 6639, page 468; Book 5819, page 432; Book 7367, page 272; Book 6691, page 308; Book 7025, page 380; Book 10322, page 682, Register's Office for said County.

Plat sets our By-Laws as shown of record in Deed Book 6639, Page 548; Book 5718, page 988; Book 5708, page 781, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 292 Lake Chateau Drive, Hermitage, Tennessee 37076.

WITNESS my signature HERETO THIS 2nd day of March, 2005.

Fletcher Ward

FLETCHER WARD

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 **FLETCHER WARD** the 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 Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 2nd day of March, 2005.

PAUL A. EAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $10.00.

_____
AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2005.

_____
NOTARY PUBLIC

My Commission Expires _____

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007