Davidson County DEEDQC
Recvd: 04/11/05 09:12 3 pgs
Fees:17.00 Taxes:0.00
20050411-0039325

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

William C. Fennell, Sr.

Affiant

Subscribed and sworn to before me on this 6th day of April, 2005.

Alexandra D. Abraham

Notary Public

ALEXANDRA D. ABRAHAM NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

This Instrument Was Prepared By:

Charles J. Friddell, Attorney
95 White Bridge Road, Suite 302
Nashville, Tennessee 37205

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers:
William C. Fennell, Sr., et ux. 233 Westchase Drive D Nashville, Tennessee 37205	Same	116-F-35.00 7DA 90959

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **WILLIAM C. FENNELL, SR.**, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my wife, **RONELDA LEA TIDWELL FENNELL**, her heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create an estate by the entirety in and to said tract of land, which is described in Exhibit A, attached hereto.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating an estate by the entirety in and to the above-described property in said William C. Fennell, Sr., and wife, Ronelda Lea Tidwell Fennell, so that the entire property, upon the death of either, will pass to the other.

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

WITNESS my hand this 6th day of April, 2005.

William C. Fennell, Sr.

WILLIAM C. FENNELL, SR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Alexandra D. Abraham clerk (or deputy clerk) of this county, **WILLIAM C. FENNELL, SR.**, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of April, 2005.

ALEXANDRA D. ABRAHAM NOTARY PUBLIC AT LARGE JACKSON COUNTY, TN

Alexandra D. Abraham
Notary Public

My Commission Expires:

10-24-06

EXHIBIT A

DESCRIPTION

Being Unit No. 233 on Plan of Phase 2, Westchase Condominiums of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to:

1. Sewer and Drainage Easements of record in Book 3958, Page 150; Book 3966, Page 144; Book 3958, pages 146 and 150; Book 3958, Pages 146 and 249; and in Book 3371, page 270, Register's Office for Davidson County, Tennessee.

2. A survey of the premises made by Barge, Waggoner & Sumner Engineers, dated April 20, 1966, shows a telephone pole approximately 210 feet from the southerly margin of Woodmont Boulevard on the eastern line of said Parcel; a stone dam running across a portion of said parcel near the southern and eastern lines; and three manholes lying along the southern portion of said parcel near Sugartree Creek.

3. A 20-foot permanent sewer and drainage easement touching along front line of parcel owned by management Investors, as of record in Book 3943, Page 948, Register's Office for Davidson County, Tennessee.

4. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-17-101 et seq, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to the easements, sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, Page 266, as amended in Book 6112, Page 677, further amended in Book 6341, page 380, and further, and further amended in Book 6866, Page 362, Register's Office for Davidson County, Tennessee, to which reference is here made.

5. The Plan of record in Book 6250, page 43, Register's Office for said County, shows an Owner's Certificate, certain setback lines and easements, certain notes and requirements, to which plan reference is here made.

6. Subject to the lines for any unpaid assessments and/or special assessments.

7. Rights of others in and to common elements.

This is improved property known as 233 Westchase Drive, Nashville, Davidson County, Tennessee, 37205.

Being the same property conveyed to William C. Fennell, Sr. by O. B. Hofstetter, Jr., Successor Trustee, of record in Deed Book 9288, page 222, Register's Office for Davidson County, Tennessee.