QUITCLAIM DEED

CHAD A. HERRMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

T. Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF September, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01015CP LEPPERT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kara E. Leppert	Same	MAP:
2054 Elliott Avenue		Parcel:105-14 42.00
Nashville, TN 37204	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

HENRY EDWARD BEDFORD, IV

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY ALL OF MY ~~INTEREST~~ right, title and interest into:

KARA E. LEPPERT (FORMERLY KNOWN AS KARA ELIZABETH BEDFORD)

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2054 Elliott Avenue, Nashville, TN 37204

Witness my hand on this 13th day of September, 2005

Henry E. Bedford IV
Henry Edward Bedford, IV

Davidson County DEEDQC
Recvd: 10/11/05 10:28 2 pgs
Fees:12.00 Taxes:0.00
20051011-0122401

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Henry Edward Bedford, IV, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Henry Edward Bedford, IV executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 13th day of September, 2005

Notary Public Betty Hodges

My Commission Expires: _____

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2054 IN WAVERLY PLACE II TOWNHOMES, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON ELLIOTT AVENUE AND SOUTH DOUGLAS AVENUE IN NASHVILLE, DAVIDSON COUNTY TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR WAVERLY PLACE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040909-0109214, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WAVERLY PLACE II TOWNHOMES, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20040909-0109214, AND BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO KARA ELIZABETH BEDFORD AND HUSBAND, HENRY EDWARD BEDFORD, IV BY WARRANTY DEED FROM CRAIGHEAD PATTEN PROPERTIES II, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KARA ELIZABETH BEDFORD IS ONE AND THE SAME AS KARA E. LEPPERT

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.