Davidson County DEEDQC
Recvd: 02/10/06 09:09 3 pgs
Fees:17.00 Taxes:0.00
20060210-0016442

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
doc. 2545143.2 ldc

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel ID Number:
Jayant P. Shenai Sunita J. Shanai Anjali Monic Shenai 523 Belair Way Nashville, Tennessee 37215	SunTrust Mortgage, Inc. ISAOA P.O. Box 57028 Irvine, CA 92619-7028	131060D52300CO

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), Jayant P. Shenai and Sunita J. Shenai do hereby quitclaim and convey unto Anjali Monic Shenai, her heirs and assigns, a twelve percent (12%) undivided interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 523 Belair Way, Nashville, Tennessee.

Grantors will still own a seventy-six percent (76%) undivided interest in the said property. The Grantors shall remain fully liable with respect to the indebtedness owed to SunTrust Mortgage, Inc. and hereby agree to hold Anjali Monic Shenai and her heirs and assigns harmless from said liability.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30 day of January 2006.

Jayant P. Shenai
JAYANT P. SHENAI

Sunita J Shenai
SUNITA J. SHENAI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jayant P. Shenai and Sunita J. Shenai, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2006.

Tracy J. Hill

Notary Public

TRACY J. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
1/14/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Jayant P. Shenai

Affiant

Subscribed and sworn to before me
this 30 day of January, 2006.

Tracy J. Hill

Notary Public

My Commission Expires:
1/14/09

TRACY J. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, and being that certain condominium apartment unit known as Unit 523 on the plan of Burton Hills Townhomes, Village of Belair, Phase I, created under Title 66, Chapter 27, Sections 101, et seq, T.C.A., and as established pursuant to Master Deed at Book 6690, page 70, as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Book 9398, page 43, together with the By-Laws (as amended) and Exhibits (as amended) to said Master Deed and amendments, all as of record in the Register's Office for said County, together with all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein (all as previously agreed), and with the undivivded interest in the General and Limited Common Elements appurtenant thereto, all to which reference is hereby made and the same incorporated herein for a complete description o f said Unit and of the conveyance hereby made (all herein referred to as the "Property", "Tract or parcel of land", and/or "Unit").

Being the same property conveyed to Jayant P. Shenai and Sunita J. Shenai by deed of record in Deed Book 20040412, page 41035, Register's Office of Davidson County, Tennessee.