QUITCLAIM DEED

Box 28-B

The actual consideration or value for this transfer is $ 0

Rhonda Aring
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of FEBRUARY, 2006.

Joyce L. Kaden
NOTARY PUBLIC
My Commission Expires: 1-27-07

Davidson County DEEDQC
Recvd: 02/22/06 09:38 2 pgs
Fees:12.00 Taxes:0.00

20060222-0020486

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Rhonda Aring 217 GrandView Drive Old Hickory, Tennessee 37138	New Owner	3D-86443/3.00 108-08-0-C 003.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Rhonda Aring and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **David N. Manning**, unmarried, the GRANTOR herein, by these presents do transfer, QuitClaim his one-third interest and convey unto:

Rhonda Aring, the GRANTEE herein, her heirs and assigns all my right title and interest being an undivided one-third (1/3) interest in the whole, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 3, Lot No. 70, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase III, Quail Valley, as of record in Book 5200, page 417, Register's Office for said County.

Being the same property conveyed to Mary Ann Manning by deed of record in Book 6524, page 248, Register's Office for Davidson County, Tennessee. Mary Ann Manning having since died intestate leaving David N. Manning, Deanna Davis and Rhonda Aring as her sole heirs and beneficiaries.

The above description is the same as in the previous deed of record.

I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land, have a good right to convey it. The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

This conveyance is made subject to all provisions and requirements of the Tennessee horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor or other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5884, page 534, said Register's Office.

This conveyance is made subject to a Deed of Trust of record in Instrument No. 200506170069479, Register's Office of Davidson County, Tennessee.

The grantor does make oath and says that the property conveyed is not his primary residence, nor the residence of any dependent.

This is improved property known as: 1213 Quail Road, Nashville, TN 37214.

Witness our hands this 21 day of February, 2006.

witnessed:

David N. Manning

Joyce L. Kaden

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, JOYCE S. KAHN, a Notary Public in and for said County and State, the within named David N. Manning, unmarried, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 21st day of FEBRUARY, 2006

Joyce S. Kahn
NOTARY PUBLIC

My Commission Expires: 1-27-07

****