Box 14-A
19585-1

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/24/06 08:35 2 pgs
Fees:12.00 Taxes:0.00
20060424-0046237

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2006.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah Brown	"New Owners"	**P/O 082-14-025**
754 First Avenue North		
Nashville, TN 37201		

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

Deborah Brown, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Deborah Brown, a single person and Mark G. Helbock, unmarried, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 754 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Deborah Brown, a single person, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No.: 20060404-0038057, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws of Riverfront Condominiums, of record in Instrument No. 20051221-0153160, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as: **754 First Avenue North, Nashville, TN 37201**

Witness my hand this **31st** day of **March, 2006.**

Deborah Brown

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 **Deborah Brown,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2006.**

Notary Public

My Commission Expires: 5/30/10

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.