Davidson County DEEDQC
Recvd: 05/02/06 10:35 2 pgs
Fees:12.00 Taxes:0.00
20060502-0050253

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
DANIEL C. MASTEN
ATTORNEY AT LAW
P.O. BOX 128
KINGSTON SPRINGS, TN 37082-0128
(615) 948-1078

ADDRESS NEW OWNER AS FOLLOWS	SENT TAX BILLS TO	MAP PARCEL NUMBERS
(NAME) JAMES R. ANDERSON	(NAME) SAME	108-7-A-3
905 PATIO DRIVE NASHVILLE, TENNESSEE 37214	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash paid in hand, the receipt of which is hereby acknowledged, **RENEE B. ANDERSON** has bargained and sold, and by these presents does remise, release and QUITCLAIM unto **JAMES R. ANDERSON** all of her right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, Unit 3 in a Horizontal Property Regime as shown on the condominium site plan of Patio Villa, Phase I, Section 1 and 2, as of record in Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by the Estate of Richard Bruce by deed to James R. Anderson and wife, Renee B. Anderson of record in Book 10845, Page 920, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book 5970, Page 829 and in Book 6014, Page 978, Register's Office for Davidson County, Tennessee.

Renee B. Anderson makes this conveyance as the spouse of James R. Anderson for the purpose of conveying her marital interest in the subject property and as an adjustment of property rights between divorcing parties the conveyance is exempt from the Tennessee Real Property Transfer Tax.

This is improved property is commonly known as **905 Patio Drive, Nashville, Tennessee 37124.**

STATE OF TENNESSEE]
COUNT OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 29th day of June 2005.

My commission expires: 3/16/08
(AFFIX SEAL)

Renee B. Anderson
AFFIANT

NOTARY PUBLIC

DANIEL C. MASTEN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Renee B. Anderson
RENEE B. ANDERSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, undersigned, a Notary Public in and for said County and State, **RENEE B. ANDERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of June 2005.

NOTARY PUBLIC

DANIEL C. MASTEN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 3/16/08