Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20060602-0064886

THIS INSTRUMENT PREPARED BY:
R. Horton Frank, III
Stewart, Estes & Donnell, PLC
Financial Center, Suite 1401
424 Church Street
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Diane Winningham and husband, David Winningham 4203 B. Kirtland Road Nashville, Tennessee 37215	Same	Map 131 02, Parcel 008.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, DIANE DUNN WINNINGHAM (the "Grantor"), for the purpose of creating a tenancy by the entirety between myself and my husband, David Winningham, do hereby quitclaim, transfer and convey unto DIANE DUNN WINNINGHAM AND DAVID WINNINGHAM (the "Grantees"), as tenants by the entirety, and their heirs and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land, together with all improvements constructed thereon, which tract or parcel of land is located in Davidson County, State of Tennessee, and is more fully described as follows to wit:

Unit No. 4203-B, together with the carport designated No. 4203-B-C, in HILLSBORO HALL, PHASE II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of HILLSBORO HALL, PHASE II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, page 376, and Plat attached

thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, page 786, said Register's Office.

This conveyance is subject to the aforesaid Master Deed, By-Laws, and Plats, and electrical cross-easements recorded in Book 11622, page 610, said Register's Office, and said matters are excepted from the warranty and covenants of this deed.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property, known as 4203 B. Kirtland Road, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Charlotte Kirby Lowther of record in Book/Volume 11624, Page 186, Register's Office for Davidson County, Tennessee; and the same property which thereafter passed to Diane Dunn Winningham pursuant to the provisions of the Last Will and Testament of Charlotte Kirby Lowther, whose estate was administered by the Seventh Circuit (Probate) Court for Davidson County, Tennessee in In re: Estate of Charlotte Kirby Lowther, deceased, Docket No. 04P1109.

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance creating a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409(a)(3)(A).

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed this _____ day of April, 2006.

DIANE DUNN WINNINGHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public having authority within the state and county aforesaid, Diane Dunn Winningham, with whom I am personally acquainted or whose identity was 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, at office, this 2nd day of June, 2006.

KELLY L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES MAY 23, 2009

NOTARY PUBLIC

My Commission Expires:_____

293963 v1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.

AFFIANT

Sworn to and subscribed before me this 2nd day of April, 2006.

KELLY L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES MAY 23, 2009

NOTARY PUBLIC

My Commission Expires:_____