This instrument prepared by
and after recording return to:
Lassiter, Tidwell & Hildebrand, PLLC
1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2408

Davidson County DEEDQC
Recvd: 06/30/06 11:46 4 pgs
Fees:22.00 Taxes:0.00
20060630-0078483

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Helen E. Walker **180 9th Ave N Unit #301** **Nashville, Tennessee 37203**	**Same**	**93-5-4A-7.00CO**

QUITCLAIM DEED

WHEREAS, on or about March 17, 2005, **McClaron & Associates, LLC**, a Wisconsin limited liability company ("McClaron"), conveyed a certain condominium apartment commonly known as 180 9th Ave N Unit #302 (Unit 7 on the Plan of Church Street Condominiums now known as Westview Condominiums) (Map and Parcel No. 93-5-4A-7.00 CO) to **Helen E. Walker and husband, Clarence Leo Waters** (collectively, the "Walkers") by deed of record as Instrument No. 20050322-0031244 in the Register's Office for Davidson County, Tennessee;

WHEREAS, on or about July 29, 2005, McClaron conveyed a certain condominium apartment commonly known as 180 Ninth Avenue North, Unit 301, Nashville, Tennessee 37219 (Map and Parcel No. 93-5-4A-7.00 CO) to **Stephen Mansfield** ("Mansfield") by deed of record as Instrument No. 20050811-0095125 in the Register's Office for Davidson County, Tennessee (the "Erroneous Deed") pursuant to a contract between McClaron and Mansfield for the sale of said condominium apartment dated February 7, 2005;

WHEREAS, the Westview Condominiums used to be referred to as the Church Street Condominiums. When the condominiums were referred to as the Church Street Condominiums, the owner of said condominiums filed the Master Deed of Church Street Condominiums of record as Instrument No. 20001110-0112118, Register's Office for Davidson County, which Master Deed referred to Unit 7 and Unit 8 on the third floor of said condominiums, among others. When McClaron became the owner of the condominiums he changed the name of the condominiums to Westview Condominiums and filed a new Master Deed for the Westview Condominiums of record as Instrument No. 20050121-008174, said Register's Office, which new Master Deed changed the unit numbers such that Unit 7 became Unit 301 and Unit 8 became Unit 302;

WHEREAS, it was the mutual intent of McClaron to sell and convey 179 8th Avenue North, Unit 301 (formerly known as Unit 7) (Map and Parcel: 93-5-4A-7.00 CO) to the Walkers and 179 8th Avenue North, Unit 302 (formerly known as Unit 8) (Map and Parcel: 93-5-4A-8.00 CO) to Mansfield;

WHEREAS, through inadvertence, McClaron incorrectly referred to the condominium being purchased by Mansfield as "180 Ninth Avenue North, Unit 301" (Map and Parcel: 93-5-4A-7.00 CO) in both the contract with Mansfield and the Erroneous Deed; however, the contract and the Erroneous Deed should have referred to 179 8th Avenue North, Unit 302 (Map and Parcel 93-5-4A-8.00 CO) instead;

WHEREAS, McClaron has executed a Corrective Warranty Deed correcting the legal description in the Erroneous Deed, which Corrective Warranty Deed indicates that the proper legal description of the condominium conveyed to Mansfield by McClaron is 179 8th Avenue North, Unit 302 (Map and Parcel: 93-5-4A-8.00 CO) ("Unit 302");

WHEREAS, Mansfield desires to execute this Quitclaim Deed in favor of the Walkers in an effort to further clarify his ownership interest in Unit 302 and to convey to the Walkers any interest whatsoever that he may inadvertently and erroneously have received in 180 Ninth Avenue North, Unit 301 and/or 179 8th Avenue North, Unit 301 (Map and Parcel: 93-5-4A-7.00 CO) as a result of the Erroneous Deed,

FOR AND IN CONSIDERATION OF good and valuable considerations (but no monetary value), I, **STEPHEN MANSFIELD** (herein referred to as the "GRANTOR"), do hereby quitclaim and convey unto **HELEN E. WALKER** and **HUSBAND, CLARENCE LEO WATERS**, their heirs, successors and assigns (herein referred to collectively as the "GRANTEE"), all of GRANTOR's right, title and interest in and to certain tract or parcel in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of March, 2006.

GRANTOR:

STEPHEN MANSFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN MANSFIELD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 16th day of March, 2006.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2006

NOTARY PUBLIC
My Commission Expires: Nov. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me this 16th day of March, 2006.

CHERYL HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

NOTARY PUBLIC
My Commission Expires: 7/29/06

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 301, THE WESTVIEW CONDOMINIUMS, as established under Master Deed of record in Instrument 20050121-0008174, in the Register's Office, Davidson County, Tennessee (formerly known as Unit Number 7 on the Master Deed for the Church Street Condominiums of record in Instrument Number 20001110-0112118 in the Register's Office, Davidson County, Tennessee), to which master deed reference is hereby made for a particular description of said unit.

Being the same property conveyed by Warranty Deed from McClaron&Associates, LLC to Stephen Mansfield and filed for record as Instrument Number 20050811-0095125, Register's Office for Davidson County, Tennessee.

This is improved property known as 179 8th Ave N Unit #301, Nashville, Tennessee 37203 (Map and Parcel: 93-5-4A-7.00 CO). This property has also been referred to as 180 9th Ave N Unit #301, Nashville, Tennessee 37203; however, the correct legal address for said property is 179 8th Ave N Unit #301, Nashville, Tennessee 37203).