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 12:06 4 pgs
Fees:22.00 Taxes:0.00
20060630-0078513

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Stephen Mansfield **180 9th Ave. N., Unit #302** **Nashville, Tennessee 37203**	**Same**	**93-5-4A-8.00CO**

QUITCLAIM DEED

WHEREAS, on or about March 17, 2005, **McClaron & Associates, LLC**, a Wisconsin limited liability company (herein called "McClaron"), conveyed a certain condominium apartment commonly known as 180 Ninth Avenue North, Unit 301 (formerly known as Unit 7 on the Plan of Church Street Condominiums now known as Westview Condominiums) to **Helen E. Walker and husband, Clarence Leo Waters** (collectively, the "Grantors") 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 to **Stephen Mansfield** (herein called the "Grantee") by deed of record as Instrument No. 20050811-0095125 in the Register's Office for Davidson County, Tennessee (herein called the "Erroneous Deed") pursuant to a contract between McClaron and Mansfield for the sale of said Unit 301 dated February 7, 2005;

WHEREAS, the Westview Condominiums were formerly part of a horizontal property regime referred to as "Church Street Condominiums" pursuant to a Master Deed of record as Instrument No. 20001110-0112118 in the Register's Office for Davidson County, Tennessee (the "Church Street Master Deed");

WHEREAS, the Church Street Master Deed referred to Unit 7 and Unit 8 on the third floor of such horizontal property regime;

WHEREAS, When McClaron acquired the property it caused a new Master Deed to be filed establishing a new horizontal property regime know as the Westview Condominiums and said Master Deed is of record as Instrument No. 20050121-008174, said Register's Office (the "Westview Master Deed");

WHEREAS, the Westview Master Deed changed the unit numbers such that Unit 7 became Unit 301 and Unit 8 became Unit 302;

WHEREAS, it was the intent of McClaron to sell and convey 179 Eighth Avenue North, Unit 301 (formerly known as Unit 7 pursuant to the Church Street Master Deed) to the Grantors and to convey 179 Eighth Avenue North, Unit 302 (formerly known as Unit 8 pursuant to the Church Street Master Deed) to the Grantee;

WHEREAS, through inadvertence, McClaron incorrectly referred to the condominium being purchased by the Grantors as "180 Ninth Avenue North, Unit 302" in the deed from McClaron to the Grantors, whereas such deed should have referred to "179 Eight Avenue North, Unit 301";

WHEREAS, McClaron has executed a Corrective Warranty Deed conveying Unit 302 as described in the Westview Master Deed to Stephen Mansfield and such deed is of record as Instrument No. 20060324-0033822 in the Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantee has executed a Quitclaim Deed in favor of the Grantors to convey to them any interest whatsoever that Mansfield may have received in Unit 302 of the Westview Condominiums as a result of the Erroneous Deed;

WHEREAS, the Grantors desire to execute this Quitclaim Deed in favor of the Grantee in to convey any interest they may have inadvertently and erroneously received in Unit 301 of the Westview Condominiums resulting from the deed they received from McClaron;

NOW THEREFORE, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **HELEN E. WALKER and husband, CLARENCE LEO WATERS** (herein collectively referred to as the "Grantors"), do hereby quitclaim and convey unto **STEPHEN MANSFIELD** and his heirs, successors and assigns (herein called the "GRANTEE"), all of GRANTORS' right, title and interest in and to certain tract or parcel in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 302 of THE WESTVIEW CONDOMINIUMS, a horizontal property regime, as established pursuant to that certain Master Deed of record in Instrument 20050121-0008174, in the Register's Office, Davidson County, Tennessee to which master deed reference is hereby made for a particular description of said unit.
>
> Being any and all interest of the Grantors in and to the same property conveyed by Warranty Deed from McClaron &Associates, LLC to Stephen Mansfield and filed for record as Instrument Number 20060324-0033822 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 179 Eighth Avenue North, Unit 302, Nashville, Tennessee 37203. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, We have hereunto set our hands on this the 2nd day of June, 2006.

GRANTORS:

Helen E Walker

HELEN E. WALKER

Clarence Leo Waters

CLARENCE LEO WATERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office in Nashville, Tennessee on this the 2nd day of June, 2006.

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Nancy Bowen

NOTARY PUBLIC
My Commission Expires: 11-08-2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARENCE LEO WATERS**, 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 2nd day of June, 2006.

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Nancy Bowen

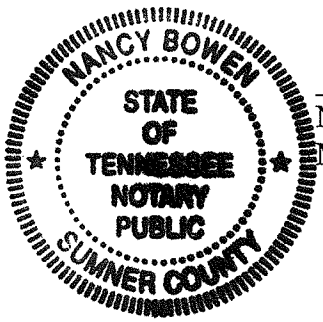
NOTARY PUBLIC
My Commission Expires: 11-08-2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Kelvin E. Walker
AFFIANT

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



Nancy Bowen
NOTARY PUBLIC
My Commission Expires: 11-08-2008