Box 14-A
19430-4

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/21/06 08:24 2 pgs
Fees:12.00 Taxes:0.00

20060821-0102445

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Barbara K. Arrowsmith
Affiant

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

Notary Public

My commission expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

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
James J. Kelly	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 109-5D, Parcel 108.00CO**
1806 Lincoya Bay Drive	**P. O. Box 809**	
Nashville, TN 37214	**Memphis, TN 38101**	

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, WE,

James J. Kelly and wife, Barbara W. Kelly

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

James J. Kelly and wife, Barbara W. Kelly and Barbara Kelly Arrowsmith

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:

LAND in Davidson County, Tennessee, being Unit No. 1806 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, 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 Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20050923-0014373, for a more complete identification and description of said units.

BEING the same property conveyed to James J. Kelly and wife, Barbara W. Kelly by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20060201-0012260 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to Declaration of Covenants and By-Laws, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585 and in Instrument NO.l 20050923-0114373, 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: **1806 Lincoya Bay Drive, Nashville, TN 37214**

Witness my/our hand(s) this **31st** day of **January, 2006.**

James J. Kelly

Barbara K. Kelly

Barbara W. Kelly

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 **James J. Kelly and Barbara W. Kelly,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.