96878

Dav. Co. File Box 8

New Owner - Responsible Taxpayer

"LaVerne S. Daniels, Trustee of the Laverne S. Daniels Living Trust"
6666 Brookmont Terrace #302
Nashville, Tennessee 37205

Tax ID No.: **129-14-0-A 026.00 CO**

This instrument prepared by:
The University of Tennessee
Office of Real Estate Administration
5723 Middlebrook Pike, Suite 120
Knoxville, Tennessee 37996

❖ QUITCLAIM DEED ❖

THIS INSTRUMENT, made and entered into this 28th day of August, 2006, between **THE UNIVERSITY OF TENNESSEE, a public educational institution** of the State of Tennessee having its principal office in Knoxville, Knox County, Tennessee, Grantor, and **"LaVerne S. Daniels, Trustee of the LaVerne S. Daniels Living Trust"** of **Davidson** County, **Nashville, Tennessee**, Grantee.

WITNESSETH:

That the said Grantor, for valuable consideration the sufficiency of which is acknowledged, does hereby bargain, sell, convey, remise, release, and quitclaim unto the said Grantee all of Grantor's interest in the following described property, to-wit:

SITUATED in **Davidson** County, **Nashville**, **Tennessee**, and being more particularly described as follows:

Apartment Unit No. 302, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the remainder interest in the same property conveyed to The University of Tennessee by, **Quitclaim Deed** dated **March 28, 1986** of record in Book **9994**, page **850**, Register's Office of **Davidson, County**.

and all the estate, right, title, and interest of the Grantor therein, with the hereditament and appurtenances thereto appertaining, hereby releasing all claim to homestead, dower, and curtesy therein.

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first above written.

Addendum "A" is hereby incorporated herein.

THE UNIVERSITY OF TENNESSEE

Vice-President

Davidson County DEEDQC
Recvd: 09/19/06 13:09 3 pgs
Fees:18.00 Taxes:198.09

20060919-0115963

STATE OF TENNESSEE

COUNTY OF KNOX

Before me the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Charles M. Peccolo, with whom I am personally acquainted, and who, under oath, acknowledged himself to be the Vice-President of the University of Tennessee, the within named bargainor, a public educational institution of the State of Tennessee, and he as such Vice-President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the institution by himself as Vice-President.

Witness my hand and official seal at office this 28th day of August, 2006.

Notary Public

My Commission Expires:

My commission expires June 7, 2008

ROBIN STIVERS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $53,538.38

Affiant

Sworn and subscribed before me this 18th day of September, 2006.

Notary

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDENDUM A

The University of Tennessee does not have a present interest in this property, but instead has a remainder interest which would only be realized upon the death of the Beulah Naomi Roberts ("Seller"). The University of Tennessee joins in execution of this contract only as evidence of its agreement to deliver a quitclaim deed conveying its remainder interest in the property to Jo Ann Armstrong ("Buyer") at the closing of this sale. The University of Tennessee shall not be deemed a "seller" under the terms of this contract or party of any kind to this contract. The University of Tennessee has no knowledge of the condition of the property and makes no representations regarding the property, and has no responsibility to the Buyer of this property or to any other party to this contract beyond its obligation to deliver said quitclaim deed to Buyer when the transaction has closed.

In consideration of the University of Tennessee's agreement to transfer its remainder interest by quitclaim deed, Seller and The University of Tennessee agree that Seller shall pay property taxes and homeowner's association fees due through the Closing Date, after which the net sale proceeds shall be divided equally between them, as would earnest money in the event of a Buyer default.

SELLER:

Date: 9-11-06

Beulah Naomi Roberts
BEULAH NAOMI ROBERTS

BUYER: LaVerne Daniels

Date:

-- LaVerne Daniels

UNIVERSITY OF TENNESSEE

By:

Date: 8-28-06

Title: Vice-President