This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:
VERONICA MUNOZ SCHRENGER

TO:
FREDERIC JOSEPH SCHRENGER

Davidson County DEEDQC
Recvd: 10/02/06 11:32 2 pgs
Fees:12.00 Taxes:0.00
20061002-0121421

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
FREDERIC J. SCHRENGER 320 Old Hickory Blvd., No. 701 Nashville, Tennessee 37221	"SAME"	128-12-0-A-040.0000

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 05D-3922

Frederic J. Schrenger
FREDERIC J. SCHRENGER

SUSAN H. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26, DAY OF September, 2006.

Susan H Armor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-10.

(AFFIX SEAL)

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **VERONICA MUNOZ SCHRENGER**, do hereby Quitclaim to **FREDERIC JOSEPH SCHRENGER**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 40, Building No. 7, on the Plan of Section 7, Phase 1A, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 10, to the Master Deed, of record in Instrument No. 20020524-0063776, as corrected by Correction to Supplement and Amendment No. 10 of record in Instrument No. 20020530-0065658, 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 said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Frederic J. Schrenger and Veronica M. Schrenger by Instrument No. 20031106-0162854, Register's Office for said county.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record aforementioned, said 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 assumed by the Grantee(s) herein.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 05D-3922.

This is improved real property, known as: **320 Old Hickory Boulevard, Unit 701, Nashville, Tennessee 37221.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of August, 2006.

VERONICA MUNOZ SCHRENGER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, JACKIE E DAWSON, a Notary Public in and for said County and State, the within named, VERONICA MUNOZ SCHRENGER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at NASHVILLE, Tennessee, DAVIDSON County, on this the 30th day of August, 2006.

Jackie E Dawson
NOTARY PUBLIC

JACKIE E. DAWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/22/2010.
DATE