QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/01/06 14:16 4 pg:
Fees:22.00 Taxes:0.00
20061101-0135825

This document was prepared by:

Mr. Patrick Johnson, Esq.
Johnson, Scruggs & Barfield
95 White Bridge Road, Suite 508
Nashville, Tennessee 37205

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Manuel A. Casillas, Jr. 1612 Roundhill Drive Nashville, Tennessee 37211	Same as New Owner	173-12-D-3 CO

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Louise H. Fannin,** (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Manuel A. Casillas, Jr.** (hereinafter called the "Grantee"), his, heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows **but specifically reserving unto herself a life estate for as long as she shall live:**

Being Unit No. A-3, of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 2003 1212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, reference is hereby made for a more complete description of said unit.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by deed from Lenox Village 1, LLC,a Tennessee limited liability company, of record as Instrument No. 20040 107-0002268, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of property is subject to the following:

1. 2006 Property taxes which shall be billed to the Grantee but shall be paid by the Grantor;

2. Matters shown on plan of record as Instrument No. 20031120-0169460 and as Exhibit "B" to Supplemental of record as Instrument No. 20031212-0178492, Register Office for Davidson County, Tennessee; and

3. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; and

4. Master Deed and Restrictions of record as Instrument No.20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as instrument No. 2002 1226-0158459, in said Register's Office; and

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 200203 15-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0 178492, in said Register's Office; and

6. Ingress/Egress Easement reserved in instrument No. 20010103-0000902, in said Register's Office; and

7. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office; and

8. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and

9. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office; and

10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Being the same property conveyed to **Lousie H. Fannin** by a Warranty Deed from **Regent Homes, LLC** recorded at Document Number: RD-200406040066295 in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 7001 Lenox Village Dr. #A3, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 1st day of November, 2006.

Louise H Fannin

Louise H. Fannin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Lousie H. Fannin** , the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 1st day of November, 2006.

Notary Public

My Commission Expires: Nov. 25, 2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Lousie H Fannin

Lousie H. Fannin

Subscribed and sworn to before me, this the 1st day of November, 2006

Notary Public

My commission expires: Nov. 25, 2006