This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889
After recording return to same:

Davidson County DEEDQC
Recvd: 12/11/06 15:02 2 pgs
Fees:12.00 Taxes:0.00
20061211-0152831

QUITCLAIM DEED

This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was NOT performed in conjunction with this Quitclaim.

NEW OWNER'S ADDRESS
Tammy Peppers
1104 Woodridge Place
Mt. Juliet, Tennessee 37122
SEND TAX BILLS TO NEW OWNER

Davidson County:
MAP/PARCEL 108 7/A-22

STATE OF TENNESSEE)
COUNTY OF Wilson)

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

Subscribed and sworn to before me,
this the 7th day of December 2006.

Melissa Anderson

Melissa Anderson, Affiant

Laura B. Baldacci

Notary Public
My Commissions expires: 5/7/07

NOTARY PUBLIC AT LARGE
LAURA B. BALDACCI
WILSON COUNTY, TN

KNOW ALL PERSONS by these presents that Wanda J. Rich, deceased, by and through her Last Will and Testament does transfer, convey and quitclaim unto Tammy Peppers, her heirs and assigns, all right, title and interest owned by the decedent in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described as to wit:

A certain Condominium Unit and lot in Davidson County, Tennessee, described as follows:

Lot No. 31, Unit No. 22, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase I of Sections One and Two, Patio Villa, as of record in Plat Book 5200, page 458, Register's Office, Davidson County, Tennessee.

This quitclaim deed is being executed pursuant to the Will of Wanda J. Rich within probate docket number 05P1903. to Tammy S. Peppers, the sole heir under said Will.

Being the same property conveyed to Wanda Rich from TennReal, Inc. by deed on July 8th, 1983 of record in Deed Book 6092, Page 896-897, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to TennReal Inc. by deed from Buford Dorris Waggoner Sr., Executor of the Estate of Ella Lee Waggoner of record in Book 5912, page 922, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in the Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners: options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6014, page 978, said Register's Office.

This is improved property known as 3004 Casa Drive, Nashville, TN 37214.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The undersigned is the niece and heir of Wanda J. Rich, deceased, being first duly sworn according to law, declare as follows:

1. The property described above was vested in my aunt, Wanda J. Rich, by Deed of record in Deed Book 6092 Page 896-897, Register's Office for Davidson County.
2. My aunt died on November 5, 2005 in Nashville, Tennessee.
3. My aunt, Wanda J. Rich, left a Last Will and Testament dated March 5, 2004, which was properly signed and witnessed.
4. According to said last will and testament of Wanda J. Rich sole title and interest to the aforementioned property was vested in me, Tammy Peppers, niece.
5. The will was properly probated pursuant to T.C.A. 32-2-111, Probate docket number 05P1903.

Tammy Peppers

12-7-06
Date

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 TAMMY PEPPERS to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 7th day of ~~November~~ December 2006.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commissions expires: 5/7/07