THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 10/29/07 14:00 3 pgs
Fees:17.00 Taxes:0.00
20071029-0127438

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Rosanna Franklin 1044 First Avenue North Nashville, TN 37201	Same	Map 082-14A Parcel 026.00CO

FOR AND IN CONSIDERATION of One Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA FRANKLIN**, by these presents does hereby quitclaim and convey unto **ROSANNA FRANKLIN**, and his successors and assigns, all his right, title and interest in and to the following described tract of land:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1044 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, 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 Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown in Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Riverfront Condominiums Partnership, a Tennessee general partnership by Deed from Riverfront Partnership, a Tennessee general partnership, of record in Instrument No. 20050902-0105982, dated August 31, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws of Riverfront

Condominiums, of record in Instument No. 20051221-0153160, amended in Instrument No. 2005-1228-0155671, and second amendment in Instrument No. 20060518-0058640, 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 is improved property, known as 1044 First Avenue North, Nashville, Tennessee 37201.

BEING the same property conveyed to Joshua Franklin and Rossana Franklin, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee General Partnership, of record in Instrument No. 20060707-0081545, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Dollar ($1.00).
Subscribed and sworn to before me
this 21st day of June, 2007
My Commission Expires: 1-3-2011
(Affix Seal)

Affiant
Melinda J. Novak
Notary Public

MELINDA J. NOVAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN. 3, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a pending divorce action styled *Rosanna P. Franklin v. Joshua Franklin* , pending Civil Action No., Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eric Hayward, a Notary Public in and for said County and State, **JOSHUA FRANKLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Belle Meade this the 22 day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 2-22-10

ERIC C. HAYWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.