52-16-0-A
015.00

This Instrument prepared by: Virgie Litton · 1301 Neelys Bend Rd

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Deborah Stinson on this the 2 day of Nov, 2007 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Paul C. Litton and wife Virgie Litton all her right, title and interest in and to the following described real estate, to wit:

1301 Neelys Bend Rd. B-15
Madison, Tennessee 37115

description attached

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 2 day of Nov, 20 07

X Deborah Stinson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Deborah Stinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 2 day of Nov, 2007

BETSY WEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov. 22, 2010

Notary Public

My commission expires: Nov 22 2010

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 9th day of Nov, 2007

L. Chandler, Dep. Reg
Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: 1301 Neelys Bend Rd B-15
Madison, TN 37015

Owner's Name and Address: Paul C Litton
Virgie Litton
~~Thomas Litton ET AL~~
~~Deborah Stinson ET AL~~
~~Jeffy Stinson ET AL~~
~~Tamara Litton ET AL~~

Parcel Number

Mail Tax Bills to: 1301 Neelys Bend Rd B-15
Madison, TN
37015

Davidson County DEEDQC
Recvd: 11/09/07 11:18 2 pgs
Fees:12.00 Taxes:0.00

20071109-0132381

EXHIBIT 'A'

Apartment Unit No. B-15, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, 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 the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, by Warranty Deed from CENTRAL TENNESSEE INV. CO., INC., of record in Deed Book 5485, page 693, Register's Office for DAVIDSON County, Tennessee. ✱

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 052-16-0-A, PARCEL 015.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 269.51).

2. All matters as set forth on the Plan of record in Plat Book 421, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Neely's Bend Condominium appended thereto, of record in Book 5483, page 86, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Neely's Bend Condominium Association, Inc., of record in Book 5476, page 765, said Register's Office.

✱ Also, being the same property conveyed to Paul C. Litton and Virgie Litton and Thomas J. Litton and Deborah L. Stinson by deed recorded in Book 11353, Page 591 and re-recorded as Instrument # 200003070023195, R.O.D.C., TN