Binkley

QUITCLAIM DEED

From: Candy Spragge

To: Michael Spragge

This instrument prepared by:
Michael W. Binkley
150 Second Avenue North, Suite 300
Nashville, Tennessee 37201-1920

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
8411 Callabee Way, E-1 Cane Ridge, TN 37013	Same	181-2-A-85.00 CO

Davidson County DEEDQC
Recvd: 02/04/08 11:47 3 pgs
Fees:17.00 Taxes:0.00
20080204-0011322

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 Divorce Decree and Martial Dissolution Agreement in that certain case styled Michael Caleb Spragge v. Candy Gaye Clemens Spragge, Circuit Court for Williamson County, Tennessee, Docket No. 07328, and that there was no other consideration given for the transfer.

Affiant – Michael Spragge

SUBSCRIBED AND SWORN TO before me this 15 day of January, 2008.

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Debra Stevens
NOTARY PUBLIC
My Commission Expires: 8-17-08

This transaction is exempt from tax under the provisions of T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled Michael Caleb Spragge v. Candy Gaye Clemens Spragge, Circuit Court for Williamson County, Tennessee, Docket No. 07328, Candy Spragge (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Michael Spragge (the "Grantee") all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Unit No. E-1 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.
>
> Being portions of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Lenox Creekside, LLC, a Tennessee limited liability

company, of record as Instrument No. 20060628-0077567 in the Register's Office for Davidson County, Tennessee.

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

1. 2007 Davidson County Taxes have been prorated by the parties and paid by Grantor; 2008 and subsequent county taxes are assumed by the Grantee; and
2. The premises herein described is a condominium apartment established pursuant to the 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, condominiums of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; and
3. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and
4. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; and
5. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and
6. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office; and
7. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office; and
8. 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 Michael Spragge by Warranty Deed from Regent Homes, LLC of record as Instrument No. 20071001-0116589, recorded on 10/1/07 at the Register's Office for said County.

This property is also knows as improved property located at 8411 Callabee Way, E-1, Cane Ridge, Tennessee 37013.

The above description is the same as in the previous deed of record.

WITNESS my hand this 15 day of January, 2008.

Candy Spragge

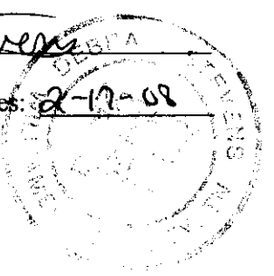
CANDY SPRAGGE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Candy Spragge, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of January, 2008.

Debra Stevens
NOTARY PUBLIC
My Commission Expires: 2-12-09



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds