Mortgagees: Countrywide Home Loans, Inc.

Lewis and Elsbeth Codington
3122 Annfield Way
Franklin, Tennessee 37064

Tax Map Parcel: 105-10-0-C-207 CO

Davidson County DEEDQC
Recvd: 03/03/08 14:16 3 pgs
Fees:17.00 Taxes:0.00
20080303-0021002

Send Tax Bills To:
Wilhelmus S. and Libby Codington
760 Wedgewood Park, Unit #207
Nashville, Tennessee 37203

This Instrument Prepared By:
James L. Henry, Jr., Attorney
412 Broad Street
Chattanooga, Tennessee 37402

QUITCLAIM DEED

THIS INDENTURE made between Wilhelmus S. Codington, (hereinafter referred to as "Grantor"), and Wilhelmus S. Codington and wife, Libby Codington (hereinafter referred to as "Grantees").

Grantor does hereby quitclaim to Grantees all of his right, title and interest in and to the Real Estate located in Davidson County, Tennessee, described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 207 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 207 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being part of the same property conveyed to New Urban Village Development, LLC, a Tennessee limited liability company, by Deed from Alison Rohr, unmarried, and Mitzi Delay, unmarried, and Chris Espander, unmarried, of record as Instrument No. 20050201-0011557 in the Register's Office for Davidson County, Tennessee. (Continued on next page)

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

1. Matters shown on plan of record as Exhibit "E 1" to Master Deed of record as Instrument No. 20050510-0052804, in the Register's Office for Davidson County, Tennessee; 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 Wedgewood Park Condominiums of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, and 20060228-0022838, in the Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, as amended; and

3. Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" to said Master Deed and as Instrument No. 20050524-0058684 in said Register's Office; and

4. Stormwater Detention Agreement of record as Instrument No. 20050321-0030406 in said Register's Office; and

5. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20050406-0037548 in said Register's Office; and

6. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

7. 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.

This property is also known as improved property located at 760 Wedgewood Park, Unit #207, Nashville, TN 37203.

Being part of the same property conveyed to Wilhelmus S. Codington of record as Instrument No. 20060403-0037401.

WC LC ✓ For prior title, see the Deed recorded as Instrument No. 20060403-0037401 in the Register's Office for Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made, and James L. Henry, Jr. shall not have liability for the status of title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this instrument this the date first above written.

Wilhelmus S. Codington

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I, JASON A. MITCHELL, a Notary Public in and for said State and County, do hereby certify that Wilhelmus S. Codington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me this day and acknowledged the due execution of the foregoing instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS this my hand, at office, this 9TH day of FEBRUARY, 2008.

JASON A. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

My Commission Expires: 08/23/2009

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I (or we), hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee under *Tennessee Code Annotated* Section 67-4102(s), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 9TH day of FEBRUARY, 2008.

JASON A. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My Commission Expires: 08/23/2009