QUITCLAIM DEED
MERGING FILIAL ESTATES AND WAIVING HORIZONTAL PROPERTY REGIME

BILL GARRETT, Davidson County
Trans: T20090027640 DEEDQC
Recvd: 04/28/09 08:52 3 pgs
Fees: 17.00 Taxes: 0.00

20090428-0038040

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NONE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: February 18, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Kious & Rodgers
503 North Maple Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Floyd, Sr. and wife, Mary A. Floyd	Same	051 08 0A 001.00 051 08 0A 002.00
(NAME) 231 Emmet Avenue	(NAME)	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOE FLOYD, SR.* AND WIFE, MARY A. FLOYD** HEREINAFTER REFERRED TO AS "GRANTORS" (BEING THE OWNERS OF ALL THE UNITS IN THE ARGLE COMMONS HORIZONTAL PROPERTY REGIME) HEREBY WAIVE THE ARGLE COMMONS PROPERTY REGIME AND CONVEY AND QUITCLAIM UNTO, **JOE FLOYD, SR. AND WIFE, MARY A. FLOYD** HEREINAFTER REFERRED TO AS "GRANTEES", ANY AND ALL INTEREST GRANTORS HAVE IN THE HEREIN DESCRIBED UNITS ALONG WITH ANY AND ALL COMMON AREAS ASSOCIATED THEREWITH SITUATED AND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Unit One:

Land in Davidson County, Tennessee, being Unit No. 1 Argle Commons, a Horizontal Property Regime of record in Book 10806, page 482, said Register's Office, together with an undivided percentage of the common areas, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Floyd by deed from Melvin Weber Enterprises, Inc. of record in Book 11372, page 548, Register's Office for Davidson County, Tennessee.

*Joe Floyd and Joe Floyd, Sr. being one in the same.

Unit Two:

Land in Davidson County, Tennessee, being Unit No. 2 Argle Commons, a Horizontal Property Regime of record in Book 10806, page 482, said Register's Office, together with an undivided percentage of the common areas, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Floyd by deed from Melvin Weber Enterprises, Inc. of record in Book 11372, page 564, Register's Office for Davidson County, Tennessee.

IN ACCORDANCE WITH T.C.A. § 66-27-109, THE PURPOSE OF THIS TRANSFER IS TO MERGE THE RECORDS OF THE ABOVE DESCRIBED FILIAL ESTATES BOTH OF WHICH ARE OWNED BY GRANTORS, THEREBY WAIVING THE HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 10806, PAGE 482, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE. IMMEDIATELY FOLLOWING THIS TRANSFER, THE LEGAL DESCRIPTION FOR THIS NEWLY MERGED PROPERTY SHALL BE AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 13, Block "C", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 13, a corner lot, fronts 117 feet on the westerly margin of Argyle Avenue, also know as Argle Avenue, and fronts 222 feet on the northerly margin of Emmett Avenue, and extends back 200 feet on the northerly line to a dead line in the rear, measuring 13.5 feet thereon.

REGIONS BANK HEREBY JOINS IN THIS DEED WAIVING THE REGIME AND AGREEING TO REGROUP THE PROPERTY INTO A SINGLE LOT AS ABOVE DESCRIBED. IN ACCORDANCE WITH T.C.A § 66-27-109, REGIONS BANK HEREBY AGREES TO ACCEPT A ONE HALF UNDIVIDED INTEREST IN THE NEWLY COMBINED PROPERTY AS SECURITY FOR THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20040804-0093765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A ONE HALF UNDIVIDED INTEREST IN THE NEWLY COMBINED PROPERTY AS SECURITY FOR THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20040804-0093766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness our hands this 6 day of April, 2009.

Joe Floyd Sr.
JOE FLOYD, SR.

Mary A. Floyd
MARY A. FLOYD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Joe Floyd, Sr. and wife, Mary A. Floyd, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and whom acknowledged that they executed the foregoing instrument for the purposes therein contained.

BARBARA ROCHELLE RUSSELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Witness my hand at office this 6th day of April 2009.

Barbara Rochelle Russell, Notary
Notary Public
Commission expires: 5/8/2012

REGIONS BANK

By: _____

Title: Vice President

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, a notary public in and for the state and county aforementioned, Marianne Garner Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be VP of REGIONS BANK and that he/she as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself/herself as VP.

Witness my hand at office this 17th day of April 2009.

_____

Notary Public

Commission expires:

DENISE H. McLAURIN
NOTARY
ID # 20563
My Commission Expires
August 2, 2012
PUBLIC
FORREST COUNTY, MS

RETURN TO:

Kious & Rodgers, PLLC
503 North Maple Street
Murfreesboro, TN 37130