BILL GARRETT, Davidson County
Trans:T20090087155 DEEDQC
Recvd: 12/29/09 13:16 3 pgs
Fees:17.00 Taxes:0.00
20091229-0117939

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
7600 Leveson Way
Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Betty Virginia Felts Carter
Betty Virginia Felts Carter, Affiant

Subscribed and sworn to before me this 23rd day of December, 2009.

Brian Lavoy Payne, Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Betty Virginia Felts Carter 238 Pepper Ridge Nashville, Tennessee 37013	New Owner	149-5-A Parcel 238

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the purpose of vesting title in the legal name of the vested titleholder, **Betty Virginia Frontauria (now Betty Virginia Felts Carter),** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Betty Virginia Felts Carter**, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Unit No. 238 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, of the Register's Officer for Davidson County Tennessee; said Annexation subjects that property know as Pepper Ridge Condominiums, Phase II, to the master deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, page 248, in said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby

made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, in said Register's Office, and by Annexation of Land of record in Book 7572, Page 222, in said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Betty Virginia Frontauria, and unmarried person, by Quitclaim Deed from Eugene George Frontauria of record in Book 8686, Page 128, Office of the Register of Deeds of Davidson County, Tennessee.

Further, being the same property having been conveyed to Eugene George Frontauria and wife, Betty Virginia Frontauria, by Warranty Deed from H M Properties, Inc. on June 13, 1988, of record at Book 7572, Page 231, Register's Office of Davidson County, Tennessee.

Betty Virginia Frontauria and Betty Virginia Felts Carter being one and the same person, having had her name legally changed from Betty Virginia Felts Frontauria to Betty Virginia Felts Carter by Order of the Chancery Court for Davidson County, Docket No. 93-1558-II, entered on June 2, 1993. A certified copy of said order is attached hereto and marked as Exhibit "A".

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 238 Pepper Ridge Circle, Nashville, Davidson County, Tennessee 37013.

Witness my hand this 23rd day of December, 2009.

Betty Virginia Frontauria now Betty Virginia Felts Carter
Betty Virginia Frontauria (now Betty Virginia Felts Carter)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Betty Virginia Frontauria (now Betty Virginia Felts Carter), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2009.

Brian Lavoy Payne, Notary Public

My commission expires: 12/12/10

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

RECEIVED

JUN - 2 1993

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE. CHANCERY COURT

IN RE:

BETTY VIRGINIA FELTS FRONTAURIA

DOCKET NO. 93-1558-II

ORDER FILED & ENTERED 6/2/93

MINUTE BOOK _____ PAGE _____

ORDER

It appears to the Court as evidenced by the Petition filed in the above-captioned matter that the Petitioner desires to change her name from Betty Virginia Felts Frontauria to Betty Virginia Felts Carter, and that this change of name is not made for any fraudulent, illegal or improper purpose whatsoever.

It is therefore, ORDERED, ADJUDGED and DECREED that from this day forward the full and complete name of the above-named Petitioner shall be: Betty Virginia Felts Carter.

ENTERED this 2 day of June, 1993.

CHANCELLOR

APPROVED FOR ENTRY:

TUNE, ENTREKIN & WHITE

By: Todd E. Panther

Todd E. Panther (#14438)
First American Center
21st Floor
Nashville, TN 37238
(615) 244-2770

Attorney for Petitioner

I hereby certify that this is a true copy of original instrument filed in my office.

This 2 day of June 1993

CLAUDIA C. BUNNYMAN Clerk & Master

By _____ Deputy Clerk