PICK-UP

SEND TAX BILLS TO:
Owner
Frances Dockins, Trustee
3415 West End Ave.
Nashville, TN 37203

PREPARED BY:

J. Gran Clark, Jr., Attorney at Law
P. O. Box 116
Russellville, KY 42276

QUIT CLAIM DEED

For the sole purpose of perfecting the title, and for no monetary consideration;

I, Frances Dockins, have bargained and sold, and do hereby transfer and convey unto the Frances Dockins Living Trust dated November 2, 2010, the following described land, lying, located and being in the _____ Civil District of Davidson County, Tennessee, and more particularly described as follows:

PARCEL ONE: Land in Davidson County, Tennessee, being Unit No. 704, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 7888, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This being the same real estate conveyed to John D. Dockins and wife, Frances T. Dockins, by Deed from I William J. Hurt, Trustee, recorded in Book 6488, page 4, in the Davidson County Register's Office, and the said John D. Dockins having thereafter died vesting full title in said property unto Frances T. Dockins.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, and all provisions of the Tennessee "horizontal Property Act" as the same is set out in Section 64-2701 et seq. Of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, and By-Laws of record in Book 5862, page 626, said Register's office.

BILL GARRETT, Davidson County
Trans:T20100074326 DEEDQC
Recvd: 11/23/10 13:45 4 pgs
Fees:22.00 Taxes:0.00
20101123-0093857

PARCEL TWO: Land in Davidson County, Tennessee, being Unit No. 702D on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, Register's Office of the Davidson County, Tennessee, as amended in Book 6135, page 788, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This being the same real estate conveyed to John D. Dockins and wife, Frances T. Dockins, by Deed from George W. Holcomb, Jr., recorded in Book 10862, page 713, in the Davidson County Register's Office, and the said John D. Dockins having thereafter died vesting full title in said property unto Frances T. Dockins.

PARCEL THREE: A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1004-D on the plan of Continental Condominium of record in Book 6435, page 549, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

This being the same real estate conveyed to Frances T. Dockins by Deed from Dell B. Tignor, Administrator, and John D. Dockins recorded in Book 10375, page 633, in the Davidson County Register's Office.

This is improved property located at 3415 West End Avenue, Unit 702D, Nashville, Tennessee 37203.

This conveyance is made subject to a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set our in Section 64-2701 et seq. of the Tennessee Code Annotated, sand 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 interest 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 building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Deed Book 5862, page 589, said Register's Office, and By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, said Register's Office.

104-6A-106

These properties are listed as Tax Map #104-6A-65, Parcel #26W-98673, and #104-6, Parcel #A-63..

IN TESTIMONY WHEREOF, witness the hands of the parties the day and date first above written.

Frances T. Dockins
FRANCES T. DOCKINS

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 Frances T. Dockins, bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this the 22 day of November 2010.

Mary Elizabeth Arrington
NOTARY PUBLIC

MARY ELIZABETH ARRINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
My commission expires July 7, 2014

STATE OF Tennessee

COUNTY OF Davidson

I 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 or voluntary sale.

Frances T. Dockins
FRANCES T. DOCKINS, AFFIANT

Subscribed and sworn to before me this 22 day of November 2010, by Frances T. Dockins.

Mary Elizabeth Arrington

NOTARY PUBLIC

My Commission Expires:
July 7, 2014

My Commission Expires:
July 7, 2014

