ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Maté Sztipanovits 3000 Vanderbilt Place, #239 Nashville, Tennessee 37212	Same	104-2-4-B-239.00 CO
This Instrument Prepared by: Thrailkill Harris Wood & Boswell, PLC (SKW) PO Box 2408, Brentwood, Tennessee 37024-2408		

QUITCLAIM DEED

WHEREAS, Janos Sztipanovits and wife, Agnes Sztipanovits ("Grantors"), own a forty-nine and 50/100 percent (49.50%) undivided interest as tenants in common in the property described in Exhibit A and incorporated herein by reference (the "Property").

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Grantors hereby sell and quitclaim to Maté Sztipanovits ("Grantee"), Grantee's heirs, successors and assigns, Grantors' entire remaining undivided interest as tenants in common in the Property.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 3000 Vanderbilt Place, #239, Nashville, Tennessee 37212.

Executed this 4th day of January, 2011.

Janos Sztipanovits

Agnes Sztipanovits

BILL GARRETT, Davidson County
Trans:T20110003585 DEEDQC
Recvd: 01/19/11 08:34 4 pgs
Fees:22.00 Taxes:0.00
20110119-0004986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2011.

Notary Public

My Commission Expires:

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sara Weedman, Notary Public, Janos Sztipanovits, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of January, 2011.

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Sara Weedman
Notary Public
My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sara Weedman, Notary Public, Agnes Sztipanovits, the within named 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, at office, this 4 day of January, 2011.

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Sara Weedman
Notary Public
My Commission Expires:

EXHIBIT A

Property Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 239 of Bristol West End, a Condominium Development 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage in the common elements and the voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Maté Sztipanovits, a single person, and Janos Sztipanovits and wife, Agnes Sztipanovits, by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record as Instrument No. 20080303-0020982 in the Register's Office for Davidson County, Tennessee.