PREPARED BY: G. S. Scoville
230 Fourth Avenue, North
Nashville, TN 37219

B04 12

Address New Owner(s) As Follows	Send Tax Bills To:	Map-Parcel Numbers:
Bonaventure Homeowners Association, Inc. 3815 Cleghorn Avenue Nashville, TN 37215	(Same)	116-6-8 116-6-12

BOOK 5959 PAGE 775

QUITCLAIM DEED

WHEREAS, a subdivision plat showing 14 building lots was recorded in Book 5200, Pages 424 and 425, Register's Office for Davidson County, Tennessee; and

WHEREAS, the purchasers of Lots Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 desired to purchase Lot No. 2 on said plan, change the road into the subdivision which change would alter said Lot No. 2 in a manner that would eliminate the said lot as a building site; and

WHEREAS, the purchasers or owners of all lots excepting the said Lot No. 2, acting by and through Robert K. Zelle, one of the purchasers of lots in the subdivision, contracted and agreed, among themselves and with the developers, to purchase said Lot No. 2, then a building site, for the sum of One Hundred Five Thousand Five Hundred and No/100 ($105,500.00) Dollars with the intent to revise the original plan, change the roadway, and changing Lot No. 2 on the revised plan so that it would not then be a building site, and deed Lot No. 2 on the revised plan to Bonaventure Homeowners Association, Inc., a not for profit Tennessee corporation, to maintain as a common area; and

WHEREAS, a new and revised subdivision plan was agreed upon, approved by all appropriate Governmental authorities, and was joined in by all owners and contract purchasers of lots and the developer, and is of record in Book 5200, Pages 448 and 449, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of all the foregoing and the sum of One Hundred Five Thousand Five Hundred and No/100 ($105,500.00) Dollars and other good and valuable consideration in hand paid, the receipt of which is here acknowledged, Belle Meade Properties I, a joint venture, composed of Town Properties, Inc. and Union Financial Corporation, Tennessee corporations, the grantor herein has quitclaimed and conveyed any and all interest it has in the hereinafter described property unto Bonaventure Homeowners Association, Inc., a Tennessee corporation, as grantee, herein the following described property in Davidson County, Tennessee, described as follows:

Being Lot No. 2 (Not a building site) on the Plan of Bonaventure Place Revised, of record in Plan Book 5200, Pages 448 and 449, Register's Office for said County.

Said Lot No. 2 fronts 73.00 feet on the westerly margin of Belle Meade Boulevard and extends back 281.51 feet on the northerly line, and 281.06 feet on the southerly line, to a line on the rear on which it measures 73.00 feet.

Being the same property conveyed to Belle Meade Properties I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation, by deed from Thomas M. Trabue and Charles C. Trabue, Jr., of record in Book 5865, Page 309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines and easements as shown on the Plat of Bonaventure Place, Revised, of record in Plan Book 5200, Pages 448 and 449, RODC and restrictions filed of record in Book 5901, Page 295, Register's Office for Davidson County, Tennessee. Grantee agrees to the foregoing restrictions.

Robert K. Zelle joins herein, acting by, and on behalf of all lot owners and purchasers for the purpose of assigning his and their interest in the contract to purchase Lot No. 2, not a building site, to Bonaventure Place Homeowners Association, Inc., a not for profit Tennessee corporation.

This is unimproved property, known as Lot 2, Bonaventure Place, Nashville, Tennessee 37205.

WITNESS our hands this 26th day of October, 19 82.

BELLE MEADE PROPERTIES I, A JOINT VENTURE COMPOSED OF TOWN PROPERTIES, INC. AND UNION FINANCIAL CORPORATION

TOWN PROPERTIES, INC.

By: _____

Robert K. Zelle

UNION FINANCIAL CORPORATION

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 105,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 26th day of October, 19 82.

My Commission Expires 1-15-83

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 5959 PAGE 777

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert K. Zelle, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 19 82.

Mary M. Smith
Notary Public

My Commission Expires:
1/15/83

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, the within named J. Jay Peeler, III, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Union Financial Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said J. Jay Peeler, III, as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, on this 26th day of October, 19 82.

Mary M. Smith
Notary Public

My Commission Expires:
1/15/83

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 5959 PAGE 778

Before me, the undersigned, a Notary Public in and for said County and State, the within named Fred R. Webber, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of TOWN PROPERTIES, INC. the within named bargainor, a corporation, and that he as such President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Fred R. Webber, Jr., as such President.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of October, 19 82.

Notary Public

My Commission Expires:

10-20-85

H 157.09

IDENTIF. REFERENCE

NOV 3 4 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5959 PAGE 779

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			106500.00- CO	
			274.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 286.80-	
7915A11/03/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 157.09

IDENTIF. REFERENCE

Nov 3 4 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908453