BOOK 6731 PAGE 31

FILE BOX 3

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Melissa Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1985

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Quality Homes, Inc. (NAME)	same (NAME)	map 97-13
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 31, 32, 33
Mt. Juliet, TN 37122 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S.B.M.G. Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Lot Numbers 13, 14, and 15 on the Plan of B. and P. Developments addition to Larchwood Section One as of Record in Plat Book 6250, page 429, Register's Office for Davidson County, to which reference is hereby made for a complete description.

Being the same property conveyed to B. & P. Developments, A Tennessee General Partnership by deed from S.B.M.G. Corporation of record in Book 6731, page 28, Register's Office for said County.

unimproved (XX) This is improved ( ) property, known as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their Heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

Witness my hand this 5th day of December, 1985

S.B.M.G. Corporation

BY: Frank C. Batson, Pres.
Frank C. Batson, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the S.B.M.G. Corporation, the within named bargainor, and corporation, and that (he) (they) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 5th day of December 19 85

My commission expires 10-14-89

_____
Notary Public

5 9 8

DEED

FROM

S.B.M.G. Corporation

IDENTIFICATION REFERENCE

TO

Frank Batson Quality Homes, Inc.

DEC 10 8 36 AM '85

FELIX Z. ELLIS
DAVIDSON COUNTY REGISTER
NASHVILLE, TENN.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217