FILE BOX 45

QUITCLAIM DEED

BOOK 8560 PAGE 423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION
FOR THIS TRANSFER IS $ -0- 7.1.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF February, 92

Notary Public

MY COMMISSION EXPIRES: 3-25-95

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Frank Batson Homes, Inc. | SAME | Map 108-4-A |
| (NAME) | (NAME) | |
| 120 Donelson Pike | | Parcel 4 & 10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37214 | | |
| (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, Villages of Larchwood Joint Venture, a joint venture composed of B & P Developments, Inc. a Tennessee Corporation and James M. Fischer, Jr.

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

BEING Lot Nos. 4 & 10 on the Plan of Section One, Villages of Larchwood, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Villages of Larchwood Joint Venture by deed from James M. Fischer, Jr. and wife, Charlotte L. Fischer, of record in Book 7910, Page 251, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 8067, Page 792, Register's Office for said County.

8 7.6.5 6

IDENTIFICATION REFERENCE

FEB 28 8 57 AM '92

FELIX J. WITT, COUNTY REGISTER
DAVIDSON COUNTY, TN

5148 02/28 0101 03CHECK 6.00

This is unimproved ( ) improved (XX) property, known as 704 and 707 Kennington North, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 26th day of February, 19 92

Villages of Larchwood Joint Venture
BY: B & P Developments, Inc.
David H. Parker, President
David H. Parker, President

BY: James M. Fischer, Jr.
James M. Fischer, Jr.

STATE OF TENNESSEE
COUNTY OF

BOOK 8560 PAGE 424

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

_____ (or proved to me on the basis of satisfactory evidence) 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 David H. Parker and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon ~~(their oaths)~~ his oath acknowledged ~~(themselves)~~ himself to be the President and _____ respectively of the B & P Developments, Inc., a joint Venturer of Villages the within named bargainor, and corporation, and that ~~(they)~~ (he) as such President of Larchwood Joint Venture 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 David H. Parker as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 26th day of February 19 92

My commission expires 3-25-95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILL.

QUITCLAIM DEED
FROM
TO

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD NORTHCUTT
ATTORNEY AT LAW
25 Century Blvd.
Suite 202
Nashville, TN 37214

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 James M. Fischer, Jr., with whom I am personally acquainted (or proved me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a join venturer of Villages of Larchwood Joint Venture, a joint venture, the within named bargainor, a that he as such joint venturer, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as joint venturer.

Witness my hand and official seal this 26th day of February, 1992.

My Commission Expires: 3-25-95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILL.