Map 141 Parcel 113.00

BOOK 10267 PG 982

This Instrument Prepared By:
Patricia Quinn Robertson, Atty.
Yost and Robertson PLC
First Union National Bank Building
P.O. Box 1544
Franklin, Tennessee 37065
(615) 790-9678

Send Tax Bills To New Owner:
BJ Home Builders Inc.
839 Summerly Drive
Nashville, TN 37209

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, SCENIC RIVER FARMS, INC., a Tennessee corporation, "Grantor", does convey, devise, grant and quitclaim unto B J HOME BUILDERS, INC., a Tennessee corporation, "Grantee", its successors and assigns forever, all of Grantor's right, title and interest in and to the following real property located in Davidson County, Tennessee, and being described as follows:

> Land in Davidson County, Tennessee, being Lot 6, Scenic River Farms as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and recorded in book 9244, page 778, Register's Office of Davidson County, Tennessee, and being further described in Exhibit A attached hereto and incorporated herein by reference as if copied verbatim.
>
> Being the same property conveyed to Grantor by deeds from Heart-Felt Greetings, Inc. of record in Book 4699, page 829, and Book 6267 page 979, Register's Office for Davidson County, Tennessee.

WITNESS the execution of this instrument this 12 day of November, 1996.

SCENIC RIVER FARMS, INC.

BY: James Ed Smith President
JAMES ED SMITH, PRESIDENT

96 NOV 22 PM 1:09
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0249229
IDENTIF. ↑ REFERENCE

8306 11/22 0101 03CHECK 277.55

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES ED SMITH, 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, and who further acknowledged that he is the PRESIDENT of SCENIC RIVER FARMS, INC. (the Maker) and is authorized to execute this instrument on behalf of the Maker.

Witness my hand and seal, at office, this 12 day of November, 1996.

Marie A Sweeney
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 6/23/98

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer is Seventy One Thousand Five Hundred Dollars ($71,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12 day of November, 1996.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 6/23/98

f:\work\DATA\S\SCENIC\DED

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS PROPERTY DESCRIPTION PREPARED BY
JESSE E. WALKER, REGISTERED LAND SURVEYOR
P.O. BOX 210456, NASHVILLE, TN 37221, PHONE 1-615-646-8228

LOT 6 SCENIC RIVER FARMS

BEING A TRACT OF LAND IN THE 36th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50 FOOT RIGHT OF WAY, AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY , TENNESSEE (RODC) AND WEST OF THE CENTERLINE OF BUFFALO ROAD EXTENDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE Beginning START AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF A 50 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT), THENCE, ALONG THE CENTERLINE OF THE 50 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, S 11-12-43 W A DISTANCE OF 200.00 FEET TO A POINT ON THE CENTERLINE OF SAID EASEMENT, THENCE, CONTINUING ALONG THE CENTERLINE OF SAID 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT, S 04-40-00 W A DISTANCE OF 460.00 FEET TO A POINT ON SAID CENTERLINE, THENCE;

1.) ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SEVERING THE LAND OF HEARTFELT GREETINGS S 10-11-02 E PASSING AN IRON PIN AT 150.72 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT), AND PASSING AN IRON PIN AT 1092.18 FEET, A TOTAL DISTANCE OF 1192.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

2.) ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE NORTH LINE OF SHEFFIELD ON THE HARPETH AS SHOWN IN PLAT BOOK 6900, PAGE 395 (RODC), THE NORTH LINE OF ROLLING RIVER PLAT BOOK 5200, PAGE 7 (RODC), AND THE CENTERLINE OF THE HARPETH RIVER N 89-23-37 W A DISTANCE OF 137.66 FEET, THENCE;

3.) CONTINUING ALONG THE SOUTH LINE, N 80-42-08 W A DISTANCE OF 369.58 FEET, THENCE;

4.) CONTINUING ALONG THE SOUTH LINE, N 68-07-22 W A DISTANCE OF 233.67 FEET TO A POINT, SAID POINT BEING SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

5.) CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, N 26-22-06 E, PASSING AN IRON PIN AT 100 FEET, AND PASSING AN IRON PIN AT 992.76 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT), A TOTAL DISTANCE OF 1144.29 TO A POINT, THE Beginning AND CONTAINING 9.763 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT FOR ACCESS, INGRESS, EGRESS, UTILITIES AND COMMON AREA, WHICH SHALL BE APPURTENANT TO AND SHALL RUN WITH THE ABOVE-DESCRIBED PROPERTY AND SHALL RUN WITH THE LAND:

EASEMENT FOR ACCESS, UTILITY EASEMENT AND COMMON AREA DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 36th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50 FOOT RIGHT OF WAY, AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY , TENNESSEE (RODC) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF THE 50 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50 FOOT ACCESS AND UTILITY EASEMENT), THENCE;

1.) LEAVING THE CENTERLINE OF THE 50 FOOT PRIVATE ACCESS AND PUBLIC UTILITIES EASEMENT AND CONTINUING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTH MARGIN OF CSX WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 17 SECONDS AND A CHORD BEARING OF S 89-52-54 E AND A CHORD DISTANCE OF 25.47 FEET), A CURVE LENGTH OF 25.47 FEET TO AN IRON PIN, (SAID PIN MARKING THE EAST EDGE OF THE 50 FOOT ACCESS AND UTILITY EASEMENT), THENCE;

2.) LEAVING SAID SOUTH CSX MARGIN AND ALONG THE EAST EDGE OF SAID EASEMENT S 11-12-43 W, A DISTANCE OF 203.47 FEET, TO A POINT, THENCE;

3.) CONTINUING ALONG SAID EASEMENT S 04-40-00 W A DISTANCE OF 188.62 FEET, TO THE START OF A CURVE TO THE LEFT, THENCE;

4.) WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS), A CURVE LENGTH OF 109.89 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, THENCE;

5.) WITH SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A DELTA ANGLE OF 305 DEGREES 55 MINUTES AND 43 SECONDS), A CURVE LENGTH OF 934.40 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, THENCE;

6.) WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS), A CURVE LENGTH OF 109.89 FEET TO A POINT, THENCE;

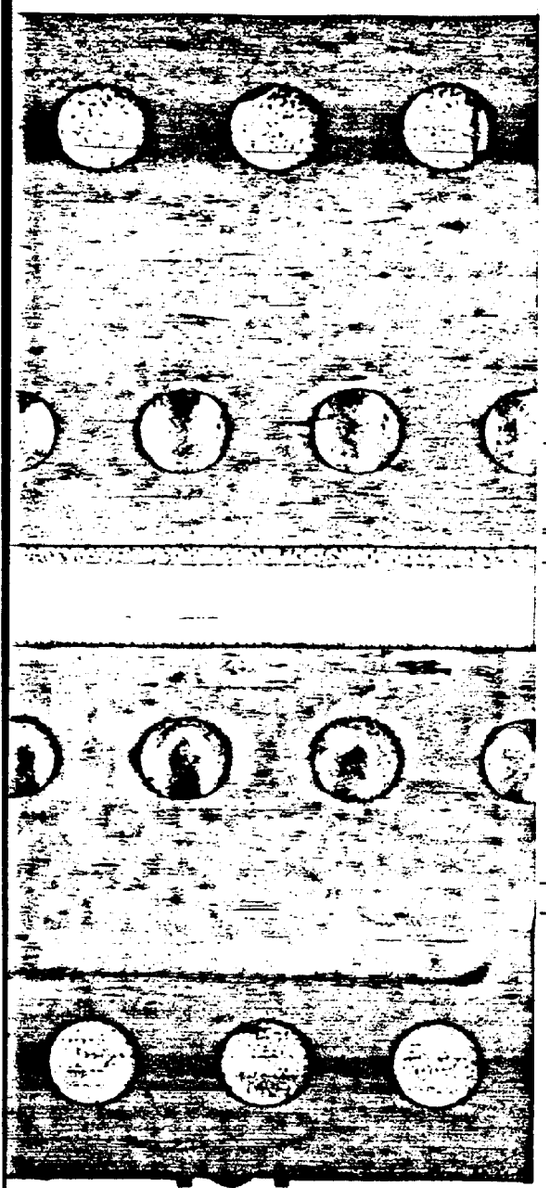
7.) ALONG THE WEST EDGE OF SAID EASEMENT N 04-40-00 E A DISTANCE OF 191.48 TO A POINT, THENCE;

8.) CONTINUING ALONG THE WEST EDGE OF SAID 50 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT, N 11-12-43 E A DISTANCE OF 196.76 FEET TO AN IRON PIN ON THE SOUTH MARGIN OF THE SAID CSX RIGHT OF WAY, THENCE;

9.) WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 14 SECONDS AND A CHORD BEARING OF S 89-22-38 E AND A CHORD DISTANCE OF 25.43 FEET), A CURVE LENGTH OF 25.43 FEET TO A POINT, THE Beginning, AND CONTAINING 2.775 ACRES MORE OR LESS.

EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN [illegible] RECEIVED



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10267 PG 985

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
				CAMT 71500.00
				CON TX 264.55
				PRFEE 1.00
				WDEED 12.00
				TOTAL 277.55
				CHECK 277.55
			11/22/96 01	13:10 0001 8306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249229
IDENTIF. ↑ REFERENCE

96 NOV 22 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1091006