Box 21-A

This instrument prepared by:
Mark E. Morrison
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

Instr:200007100068261 Page: 1 OF 2
REC'D FOR REC 07/10/2000 3:18:11PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bayview Venture Homeowners Association c/o Harry Demetros 608 Lynnwood Blvd. Nashville, Tennessee 37205	SAME	District 13 Being a portion Map: 136-5-A Parcel: Open Space

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BAYVIEW VENTURE, L.L.C., (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said BAYVIEW VENTURE HOMEOWNERS ASSOCIATION, a Tennessee not for profit corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Land lying in the 13th Civil District of Davidson County, Tennessee and being further described as follows:

All "Open Space" as shown on the plat for Bayview Estates,Phase Two, of record in Instrument Number 200006090057633, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, by Warranty Deed of record in Book 10613, page 613, Register's Office for Davidson County, Tennessee.

Subject to the setback lines, easements, and other restrictions shown on the Plat in Instrument Number 200006090057633, said Register's Office.

Subject to the Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION ONE, of record in Book 10323, page 55, Register's office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION TWO, of record in Book 10727, page 268, said Register's Office, as further amended by a Second Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION THREE, of record in Book 11019, page 911, said Register's Office; as amended by a Third Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW ESTATES, PHASE I, of record in Book 11251, page 126, said Register's Office; and as further amended by a Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, of record in Book 11271, page 163, said Register's Office, to which Declaration this conveyance is subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Bayview Venture, L.L.C., has hereunto subscribed its name on this 26th day of June, 2000.

BAYVIEW VENTURE, L.L.C.

BY: Harry G. Demetros
HARRY G. DEMETROS

TITLE: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry G. Demetros, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Bayview Venture, L.L.C., a Tennessee Limited Liability Company, and is authorized by the Limited Liability Company to execute this instrument on behalf of the Limited Liability Company.

Witness my hand this 26th day of June, 2000.

Karen C Yarbrough
NOTARY PUBLIC

My Commission expires: 11-30-02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $-0-. This is Open Space/Common Area.

Harry G. Demetros
Affiant

Subscribed and sworn before me this 26th day of June, 2000.

Karen C Yarbrough
NOTARY PUBLIC

My Commission Expires: 11-30-02

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