PICK-UP

PROPERTY TAX INFORMATION:

OWNER: Baty Investment Group,
Family Limited Partnership
12693 Halls Hill Pike
Milton, TN 37118

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TRAIL, Attorney
107 North Maple Street
Murfreesboro, TN 37130

From Information Provided by the Parties

SEND TAX BILLS TO: Same

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, I, the undersigned, **WILLIAM T. BATY (being one and the same person as William Thomas Baty)**, a widower, have this day bargained and sold and do hereby transfer, convey and quitclaim unto **BATY INVESTMENT GROUP, FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership, its successors and assigns, all of my interest in and to those certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being described as follows, to-wit:

Davidson County DEEDQC
Recvd: 05/08/01 11:01 4pgs
Fees:18.00 Taxes:0.00
20010508-0047365

PARCEL NO. 1 (Map/Parcel 6DA 37292; 119-13; 342):

BEING Lot 21 on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, page 75, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William T. Baty et ux Mildred B. Baty by deed dated May 12, 1978 from Lanny C. Tidwell and wife, Sherrell L. Tidwell, appearing of record in Deed Book 5286, page 128, of the Register's Office of Davidson County, Tennessee. The said Mildred B. Baty having since died October 8, 1989, leaving William T. Baty vested in said property as surviving tenant by the entirety.

(This is improved property known as 504 McIver Street, Nashville, Tennessee)

PARCEL NO. 2 (Map 72-5, Parcel 82):

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being the rear of 180 feet of the easterly half of Lot No. 8 as shown on the Map of C. W. Waller's Subdivision, of the John D. Anderson Home Place, as of record in Book 421, page 35, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Thomas Street and extends back between parallel lines, 180 feet, more or less, to a dead line in the rear, which dead line is located 200 feet south of the southerly margin of Elvira Avenue.

TRACT NO. 2: Being the westerly 17 feet of the southerly 132 feet of the easterly 100 feet of Lot No. 7 on the Plan of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, said Register's Office, described according with the survey made by Hickerson-Miller, Engineers-Surveyors, dated April 15, 1959, as follows:
Beginning at a point on the northerly margin of Thomas Street; being north 86° west 683 feet from the northerly intersection of Thomas Street and Anderson

Place; thence along said margin of Thomas Street, north 86° west 17 feet to a point; thence north 4° 30' east 132 feet to a point; thence south 86° east 17 feet to a point; thence south 4° 30' west 132 feet to the beginning.

Being the same property conveyed to William Thomas Baty and wife, Mildred Beard Baty, by deed dated January 9, 1975 from James T. Whaley, appearing of record in Deed Book 4881, page 670, of the Register's Office of Davidson County, Tennessee. The said Mildred Beard Baty having since died October 8, 1989, leaving William Thomas Baty vested in said property as surviving tenant by the entirety.

(This is improved property known as 915 Thomas Avenue, Nashville, Tennessee)

PARCEL NO. 3 (Map/Parcel 148-8, Parcel 93):

BEING Lot 126 on the Plan of Oakwood Terrace, Section 2, of record in Plat Book 4460, page 118, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William T. Baty and wife, Mildred B. Baty, by deed dated August 23, 1978, appearing of record in Deed Book 5329, page 789, of the Register's Office of Davidson County, Tennessee. The said Mildred B. Baty having since died October 8, 1989, leaving William Thomas Baty vested in said property as surviving tenant by the entirety.

(This is improved property known as 4601 Xavier Drive, Antioch, Tennessee)

PARCEL NO. 4:

Two tracts of Land in Davidson County, Tennessee as follows:

TRACT NO. 1 **(Map 104-2, Parcel 244)**: Being the westerly part of Lot No. 8, the southerly part of Lot No. 11, and all of Lot No. 12, on the Plan of A.W. Wills' Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract, as of record in Book 57, page 114, Register's Office for said County and described as follows:
Said Part of Lots Nos. 8 and 11 are described together as beginning on the easterly margin of 31st Avenue North, formerly Euclid Avenue, 117 feet south of the southerly margin of Lemira Avenue; thence with the easterly margin of 31st Avenue North, southwardly 61-1/3 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots and with the line between Lots Nos. 7 and 8 eastwardly 112 feet to a point 115 feet west of the westerly margin of 30th Avenue North; thence northwardly and parallel with the westerly margin of 30th Avenue North, 50 feet to the line between Lots Nos. 8 and 9; thence with the line between Lots Nos. 8 and 9 westwardly passing the corner of said two lots and continuing in a straight line, in all 76 feet to the beginning. Said Lot No. 12 fronts 61-1/3 feet on the easterly side of 31st Avenue North and runs back 72 feet on the northerly line and 108 feet on the southerly line, to the westerly line of Lot No. 7 and measures 50 feet thereon.
TRACT NO. 2 **(Map 104-2, Parcel 247)**: Being the westerly part of Lot No. 7 on the Plan of A. W. Wills' Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract, as of record in Book 57, page 114, Register's Office for said County.
Said part of Lot No. 7 is a tract 50 x 30 feet, lying along the east line of Lot No. 12,

Being the same property conveyed to William Thomas Baty and wife, Mildred B. Baty, by deed dated February 3, 1949 from W.L. Taylor and wife, Margaret R. Taylor, appearing of record in Deed Book 1681, page 421, of the Register's Office of Davidson County, Tennessee. The said Mildred B. Baty having since died October 8, 1989, leaving William Thomas Baty vested in said property as surviving tenant by the entirety.

(Tract No. 1 is improved property known as 212 31st Avenue North, Nashville, Tennessee)
(Tract No. 2 is improved property known as 210 31st Avenue North, Nashville, Tennessee)

PARCEL NO. 5 (Map 72-15, Parcel 86):

Land in Davidson County, Tennessee, being part of Lot 10, Block 2 on the Plat of Lot No. 10 and Lot Nos. 21 to 26, C. V. Waller's Sub. of the John D. Anderson Home Place,.as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, dated November 19, 1958, as follows:
Beginning at a stake in the northerly margin of Thomas Avenue, 174.0 feet more or less, east of the northeasterly corner of the intersection of Thomas Avenue and Keeling Avenue; thence with said margin of Thomas Avenue, North 85 deg. 00' West 122.5 feet to a point, thence North 5 deg. 24' East 180.0 feet to a point; thence South 85 deg. East 67.0 feet to a point; thence South 5 deg. 24' 10.5 feet to a point; thence South 85 deg. 00' West 52.5 feet to a point; in a wire fence; thence with said fence, South 5 deg. 24' West 169.5 feet to the point of beginning.

Being the same property conveyed to William T. Baty by deed dated May 17, 1993 from Maryadell C. Brown, unmarried, appearing of record in Deed Book 8954, page 79, of the Register's Office of Davidson County, Tennessee.

(This is improved property known as 907 Thomas Avenue, Nashville, Tennessee)

PARCEL NO. 6 (Map 72-5, Parcel 86.01):

Land in Davidson County, Tennessee, being part of Lot 10, Block 2, on the Plat of Lot No. 10 and Lot Nos. 21 to 26, C. W. Waller's Sub. of the John D. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, dated November 19, 1958, as follows: Beginning at point of northerly margin of Thomas Avenue 112.5 feet east of the northeast corner of Thomas Avenue and Keeling Avenue, thence with said margin of Thomas Avenue North 85 deg. west 61.0 feet to a point; thence north 5 deg. 24" east 180.0 feet to a point; thence south 85.0 deg. east 61.0 feet to a point; thence south 5 deg. 24' west 180.0 feet to the beginning.

Being the same property conveyed to William T. Baty by deed dated May 17, 1993 from H. E. Brown, Jr. and wife, Susan Brown, appearing of record in Deed Book 8954, page 83, of the Register's Office of Davidson County, Tennessee.

(This is improved property known as 905 Thomas Avenue, Nashville, Tennessee)

PARCEL NO. 7 (Map 61, Parcel 24.9):

Land in the 12th Civil District of Davidson County, Tennessee; beginning at the corner of Lot 246 Maplewood Heights Subdivision of record in Book 547, page 103, said Register's Office.

In the easterly margin of Ben Allen Road; running thence with said margin and 360 foot radius curve 168 feet; thence north 51° 30' East 266 to line of Maplewood Heights Subdivision, thence South 15° East 275 feet to the point of beginning.

Being the same property conveyed to William T. Baty and wife, Mildred B. Baty, by deed dated January 4, 1971 from Juil Bennett (being one and the same person as Joel Bennett) and wife, Rossie Bennett, appearing of record in Deed Book 4485, page 889, of the Register's Office of Davidson County, Tennessee. The

said Mildred B. Baty having since died October 8, 1989, leaving William Thomas Baty vested in said property as surviving tenant by the entirety.

(This is improved property known as 617 Hart Lane, Nashville, Tennessee)

The above-described parcels of property are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Notwithstanding the date of this instrument, this transfer is to be effective January 7, 1999 as to the parties hereto.

WITNESS MY HAND this the _____ day of May, 2001 .

William T. Baty
WILLIAM T. BATY

STATE OF TENNESSEE)
ss.
Davidson COUNTY)

On this 7th day of May, 2001, before me personally appeared **WILLIAM T. BATY,** to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee.

Jewel P. Kavanaugh
NOTARY PUBLIC

My Commission Expires: May 24, 2001

JEWEL P. KAVANAUGH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is None.

William T. Baty
AFFIANT

Sworn to and subscribed before me, on this 7th day of May, 2001.

Jewel P. Kavanaugh
NOTARY PUBLIC

My Commission Expires: May 24, 2001

JEWEL P. KAVANAUGH NOTARY PUBLIC AT LARGE DAVIDSON CO.