PICK-UP

Davidson County DEEDQC
Recvd: 01/04/02 09:22 2pgs
Fees:12.00 Taxes:0.00
20020104-0001404

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

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 "Common Area" as shown on the plat for Bayview Estates, Phase Six, of record in Instrument Number 20020102-0000486, 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 20020102-0000486, 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; as amended by a Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, of record in Book 11271, page 163; and as further amended by a Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, of record in Instrument Number 20020104-0001403 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 3rd day of January, 2002.

BAYVIEW VENTURE, L.L.C.

BY: _____
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 3rd day of January, 2002.

_____
NOTARY PUBLIC

My Commission expires: 5/28/03

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.

_____
Affiant

Subscribed and sworn before me this 3rd day of January, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 5/28/03

bayview\bayview.est\phasc-6\qcd.hoa