PROPERTY TAX INFORMATION:

OWNER: Baty Development Group, LLC
%Phillip B. Baty, Chief Manager
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, **PHILLIP B. BATY, a married person**, have this day bargained and sold and do hereby transfer, convey and quitclaim unto **BATY DEVELOPMENT GROUP, LLC,** a Tennessee limited liability company, 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:

TRACT NO. 1 (Map 104-2, Parcel 251, 206 31st Avenue North, Nashville, TN 37203):

Land in Davidson County, Tennessee, being Lot No. 14 in the A.W. Wills' Subdivision of Lot No. 40 of the Boyd Crockrill Spring Tract, of record in Book 57, page 114, Register's Office for said County.

Said Lot No. 14 is described according to survey made by William Collier Parrish Associates-Engineers, dated May, 1959, as follows: Beginning at the intersection of Euclid Avenue, now 31st Avenue North, and a 10 foot alley; running thence northwardly with the east margin of Euclid Avenue, 60.83 feet to the southerly margin of Lot No. 13; thence easterly with the southerly margin of said Lot No. 13, 127.5 feet to a stake; thence southwardly 50 feet to a stake in the northerly margin of said 10 foot alley; thence westwardly with said alley, 163 feet to Euclid Avenue, the POINT OF BEGINNING.

TRACT NO. 2 (Map 104-2, Parcel 248, 208 31st Avenue North, Nashville, TN 37203):

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of A.W. Wills' Subdivision of Lot No. 40, Boyd Cockrill Spring Tract, of record in Book 57, page 114, Register's Office for said County.

According to survey made by W.A. Blanchard, Civil Engineer, dated June 6, 1947, said lot fronts 60.8 feet on the easterly side of 31st Avenue, North, and runs back 106.8 feet on the north line, and 142.4 feet on the south line, to a dead line in the rear on which it measures 50 feet, more or less.

Being the same property conveyed to Phillip B. Baty, a married person, by Warranty Deed from Charles Reese Askew and wife, Jimmie Brown Askew, appearing of record as Instrument Number 20010525-0054697, of the Register's Office of Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 04/01/02 12:38 2pgs
Fees:12.00 Taxes:0.00
20020401-0039108

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

NANCY BATY, wife of PHILLIP B. BATY, hereby joins in the execution of this instrument for the purposes herein contained and for the purpose of relinquishing any and all marital rights which she may have to said property.

WITNESS OUR HANDS this the 23rd day of March, 2002.

PHILLIP B. BATY

NANCY BATY

STATE OF TENNESSEE)
Davidson ss.
~~RUTHERFORD~~ COUNTY)

On this 23rd day of March, 2002, before me personally appeared **PHILLIP B. BATY and NANCY BATY,** to me known or who proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at ~~Murfreesboro~~ Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: MAY 28, 2003

ROSE RODRIGUEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

AFFIDAVIT OF VALUE

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

AFFIANT

Sworn to and subscribed before me, on this 23rd day of March, 2002.

NOTARY PUBLIC

My Commission Expires: MAY 28, 2003

ROSE RODRIGUEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES