Davidson County DEEDQC
Recvd: 01/21/03 09:16 2pgs
Fees:12.00 Taxes:0.00
20030121-0007997

QUITCLAIM DEED

Name and Address of New Owner:
Duck River Homes, LLC
5042 Thoroughbred Ln. Ste 200
Brentwood, TN 37027

Map and Parcel Numbers:
Tract 1: 81-10-389.00
Tract 2: 81-10-390.00
Tract 3: 92-3-191
Tract 4: 82-08-0-35.00

Send Tax Bills To:
Same as New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Coda Development, LLC** has bargained and sold, and hereby quitclaims, releases and conveys unto **Duck River Homes, LLC**, their successors and assigns, all its right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT 1: Being all of Lot No. 1 on the Plan of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue North, of record in Plat Book 8250, Page 75, Register's Office for Davidson County, Tennessee.

TRACT 2: Being all of Lot No. 3 on the Plan of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue North, of record in Plat Book 8250, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Coda Development, LLC by warranty deed from Robert J. Finney and wife, Marleen Finney, and Harold D. Plemons and wife, Carol S. Plemons, of record in Instrument 20021115-0141665, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lots 1 & 3, Osage St., and 23rd Ave. N, Nashville, Tennessee.

TRACT 3:

Being Lot No. 288, Block 16, on the map of the subdivision of the Hefferman Place, as of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Coda Development, LLC, by warranty deed from James H. Sherrell of record in Instrument 20021204-0149032

This is unimproved property known as 2422 Morena St., Nashville, Tennessee 37208.

TRACT 4:

Being Lot No. 78 and the southerly 20 feet of Lot No. 77 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract as of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Coda Development, LLC, by warranty deed from Joseph M. Hill and wife, Anna Frances Hill, of record in Instrument 20020809-0096142, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 630 Neill Ave., Nashville, TN 37206.

This conveyance is subject to all lawful easements and restrictions of record.

In witness whereof, I have hereunto set my hand on this 8 day of January, 2003.

Coda Development, LLC

By: _____

Title: Chief Manager

State of Tennessee
County of Williamson

On this 8 day of January, 2003, before me personally appeared Lynn S. Ellsworth, to me known to be the person described in and who executed the foregoing instrument, and acknowledged such person to be Chief Manager of Coda Development, LLC, the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such Chief Manager.

My Commission Expires:

My Commission Expires Jan. 25, 2006

_____
Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 8 day of January, 2003.

_____
Notary Public

Prepared by Cumberland Title Co., 216 Centerview Dr., Ste. 139 Brentwood, TN 37027 from information provided by the parties. The preparer makes no warranties as to the status of the title.

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE