Davidson County DEEDQC
Recvd: 11/04/03 11:52 5pgs
Fees:27.00 Taxes:0.00
20031104-0161636

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcels:
Doochin Riverglen Properties, L.L.C. % Benjamin A. Doochin 511 Chesterfield Avenue, 4-B Nashville, TN 37212	Same	See attached

FOR NO CONSIDERATION, but as part of the transfer of property to DOOCHIN RIVERGLEN PROPERTIES, L.L.C., but for no monetary amount, and in order to transfer the property herein described (the "Property") from SONIA DOOCHIN AND BEN DOOCHIN, CO-EXECUTORS for the ESTATE OF JULIUS DOOCHIN, hereinafter called the "Grantor", Grantor does hereby state:

We, SONIA DOOCHIN AND BEN DOOCHIN, CO-EXECUTORS for the ESTATE OF JULIUS DOOCHIN, do hereby QUITCLAIM AND CONVEY unto DOOCHIN RIVERGLEN PROPERTIES, L.L.C., hereinafter called the "Grantee", its successors, heirs and assigns, our entire undivided interest in and to the Property, being certain tracts of land located in Davidson County, Tennessee as hereinafter described, including any and all contract rights and obligations pursuant thereto.

There is no monetary consideration for this Quitclaim Deed and this transfer.

Said Property is described as follows: Land in Davidson County, Tennessee, on the Plan of River Glen:

Phase III, Section 3, Lot 34;

Phase III, Section 1, Lots 59, 60;

Phase III, Section 2, Lot 45;

Phase V, Section 2, Lots 13-31;

Phase VI, Lots 1-38; and

Phase VII, Lots 1-40,

as of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, which is hereby made for a more complete and accurate legal description:

Being part of the same property conveyed to Julius Doochin, Trustee, by Deed from Anita Louise Peacher, widow of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee, the said Julius Doochin, Trustee, having conveyed said property to Julius Doochin, individually and as of record in Book 9676, page 346, Register's Office for Davidson County, Tennessee. Julius Doochin departed this life testate and letters testamentary were issued to Sonia Doochin and Ben Doochin, Co-Executors, by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 03P-1054.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien, but not yet due and payable.

- All matters of record for River Glen, Phase 3, Section 3 in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee.

- Restrictive covenants contained in Book 6762, page 208; Book 7566, page 571 in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

- Homeowners Association Charter of record in Book 8069, page 158 in Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

- Subject to Water and Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

- All matters on the plan of record in Book 6900, pages 650 and 651; in Book 6900, page 671; and Book 9700, page 858, Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7296, page 484; Book 11030, page 731; Book 11030, page 731; Book 3961, page 681, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record as Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is improved Property known as:

Phase III, Section 3, Lot 34;

Phase III, Section 1, Lots 59, 60;

Phase III, Section 2, Lot 45;

Phase V, Section 2, Lots 13-31;

Phase VI, Lots 1-38; and

Phase VII, Lots 1-40, River Glen subdivision, Nashville, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances that may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of November 2003.

GRANTOR:

SONIA DOOCHIN, by her attorney in fact, Ben Doochin

BEN DOOCHIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Ray, a Notary Public in and for said State and County duly commissioned and qualified, BEN DOOCHIN, AS ATTORNEY IN FACT ON BEHALF OF SONIA DOOCHIN, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sonia Doochin, and who acknowledged that such person executed the same as the free act and deed of Sonia Doochin.

WITNESS my hand and seal in the aforesaid State and County this 3rd day of November 2003.

Patricia A. Ray
NOTARY PUBLIC

PATRICIA A. RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, Patricia A. Ray, a Notary Public in and for the aforesaid state and county, the within named BEN DOOCHIN, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid State and County this 3rd day of November 2003.

Patricia A. Ray
NOTARY PUBLIC

PATRICIA A. RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of November 2003.

NOTARY PUBLIC

My Commission Expires:

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

45252537.1

Map and Parcel numbers Doochin Riverglen Properties, LLC

Phase:	Section:	Lot:	Map:	Parcel:
3	3	34	52-13-B	303
3	1	59	52-13-B	209
3	1	60	52-13-B	210
3	2	45	52-13-B	281
5	2	13	52-13-B	248
		14	52-13-B	249
		15	52-13-B	250
		16	52-13-B	260
		17	52-13-B	261
		18	52-13-B	234
		19	52-13-B	235
		20	52-13-B	236
		21	52-13-B	237
		22	52-13-B	238
		23	52-13-B	239
		24	52-13-B	240
		25	52-13-B	241
		26	52-13-B	242
		27	52-13-B	243
		28	52-13-B	244
		29	52-13-B	245
		30	52-13-B	246
		31	52-13-B	247

Phase 6, Lots 1 – 38 and Phase 7, Lots 1 – 40 are both Map 52, Parcel 2