QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 2004.

Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Feb, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

(AFFIX SEAL)

MY COMMISSION EXPIRES: 5/20/06

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Homes Inc.	SAME	075-16-0-A-037.00 CO
(NAME) 120 Donelson Pike, Ste 101	(NAME) SAME	
Nashville, Tennessee 37214	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Walden Woods, LLC, a Tennessee Limited Liability Company,, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Frank Batson Homes, Inc.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16, on the Plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Walden Woods, LLC, A Tennessee Limited Liability Company by Deed from Wallace Realty Development, LLC, A Tennessee Limited Liability Company dated, 10/13/1998 of record in Book, 11154 page, 873 Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Plat Instrument No. 200102260017620, and Restrictions in Book 11244, Page 105, and By-Laws of record in Book 11244, Page 120, and Charter of the Homeowner's Association in Instrument No. 200303180035838, and Storm Water Detention Agreement in Book 11258, Page 790, for said county.

This is improved ☒ unimproved property, known as 5041 Walden Woods Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 27th of Feb, 2004

David H. Parker, Chief Manager

David H. Parker, Chief Manager for
Walden Woods, LLC, a Tennessee Limited Liability Company

Davidson County DEEDQC
Recvd: 03/02/04 13:01 2pgs
Fees:12.00 Taxes:0.00

20040302-0023541

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared David H. Parker, with whom I an personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Chief Manager (or other officer authorized to execute the instrument) of Walden Woods, LLC a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Chief Manager (or other authorized officer)

Witness my hand and seal this 27th day of February, 2004.

Debra Robertson
Notary

My Commission Expires: 7/29/06

DEBRA ROBERTSON
Notary Public At Large
DAVIDSON COUNTY, TENN.