Davidson County DEEDQC
Recvd: 04/19/04 13:02 1pgs
Fees:12.00 Taxes:0.00
20040419-0044084

QUITCLAIM DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

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

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 20 04.

_____
Notary Public:

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
FRANK BATSON HOMES, INC.	NEW OWNER	Map 75
120 Donelson Pike	120 Donelson Pike	Group 11-0-A
Nashville, TN 37214	Nashville, TN 37214	Parcel 128

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERITAGE MEADOWS PHASE 4, LLC hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto FRANK BATSON HOMES, INC. hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

BEING Lot No. 106, on the Plan of Phase Four - B, Heritage Meadows, of record in Instrument 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Heritage Meadows Phase 4, LLC by Quitclaim Deed from B & P Developments, Inc. of record in Instrument 20011017-0113152, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as: 4289 Rachel Donelson Pass - Hermitage, TN. 37076

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 hand this 12th day of APRIL, 2004.

Heritage Meadows Phase 4, LLC
BY: David H. Parker, Chief Manager
David H. Parker, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David H. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the Chief Manager of Heritage Meadows Phase 4, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Heritage Meadows Phase 4, LLC, by the said David H. Parker, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of APRIL, 2004.

My Commission Expires: 1-27-07

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NOTARY PUBLIC

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.