This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
9040448
Information in this document furnished by the parties and relied upon by the preparer of this document.

Davidson County DEEDQC
Recvd: 08/23/04 11:31 2pgs
Fees:12.00 Taxes:0.00
20040823-0101579

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Samuel C. Watkins, III, married,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Samuel C. Watkins,III, an unmarried person** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 76, as plan of a Horizontal Property Regime, Private Element Plat, NASHBORO VILLAGE AT FAIRWAY POINTE of record in Book 11700, page 49, 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 Samuel C. Watkins III, married, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Warranty Deed dated April 25, 2003 and recorded May 6, 2003 in Instrument No. 20030506-0060402, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 11703, page 520; Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Instrument No. 200003160027171; Instrument No. 200103220027768; and Instrument No. 200006270063887; By-laws of Fairway Pointe Homeowners Assocation, INc. of record in Book 11703, page 560; Memorandum of Lease of record in Book 10690, page 327; HOA Charter of record in Book 11703, page 518; Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410; Public Right-of-way Dedication of record in Book 4460, page 149-151; Conveyance of Common Area of record in Instrument No. 200010100100360; Agreements of record in Instrument No. 20020507-0056329; Easements of record in Book 8870, pages 887 and 932; Instrument No. 200010120101575; Book 4868, page 74; Book 4815, page 425; Instrument No. 200103140024179; Instrument No. 200208150098780; Book 10110, page 860; and Instrument No. 200010120101575; and all matters of record on plat in Plat Book 11700, page 49, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 16th day of August, 2004.

Samuel C. Watkins, III
Samuel C. Watkins, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16 day of August, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel C. Watkins, III** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9-24-05
My Commission Expires:

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 16 day of August, 2004.

Notary Public

My Commission Expires: 9-24-05

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Tax/Map ID & Parcel
135-12-O-B-76.00CO

New Owners:
Samuel C. Watkins, III
2004 Nasboro Blvd
Nashville, TN 37217

Send Tax Bills to :
Irwin Mortgage Corporation
400 Interstate N. Parkway
Suite 580
Atlanta, GA 30339