FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2005.

Notary Public
My Commission Expires: 1.27.09
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:
HAGAR'S GROVE, LLC

TO:
FRANK BATSON HOMES, INC.

ADDRESS OF NEW OWNER:
Frank Batson Homes, Inc.
120 Davidson Pike
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP #98-10-A
PARCEL # 10 CO

MARIE PRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

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, HAGAR'S GROVE, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FRANK BATSON HOMES, INC., hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

BEING Lot No. 10, on the Plan of Phase One, Hagars Grove, of record in Instrument 20040614-0069738, 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 Hagar's Grove, LLC, by deed from Madge Lee Hagar Self, of record in Instrument 20030624-0086872, said Register's Office.

Davidson County DEEDQC
Recvd: 03/01/05 10:28 2 pgs
Fees:12.00 Taxes:0.00
20050301-0022262

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.

The street address of the Real Property is 6036 Hagars Grove Pass - Hermitage, TN 37076, Unimproved/ _____ Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 14th day of February, 2005.

GRANTORS - HAGAR'S GROVE, LLC

David H. Parker Chief Manager

By: David H. Parker, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Parker, with whom I am personally acquainted and who upon his oath, acknowledged himself to be the Chief Manager, respectively of Hagar's Grove, 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 David H. Parker, as such Chief Manager.

Witness my hand and official seal at Nashville, TN this 14th day of February, 2005.

My Commission Expires: 11-26-05

Marie Bradford
Notary Public

