This instrument prepared by:
Charles Hill Beaty, BPR# 2282
668 Nashville Pike, Suite 200
Gallatin, TN 37066

Davidson County DEEDQC
Recvd: 06/20/05 07:51 2 pgs
Fees:13.00 Taxes:166.50
20050620-0069863

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charles Eric Beaty	(NAME)	Map 142-14-B
(STREET ADDRESS) 2828 Old Hickory Blvd., Apt. 2001	SAME AS NEW OWNER	Parcel 16
(City) (State) (Zip) Nashville, TN 37221		

THIS DEED HAS BEEN PREPARED WITH INFORMATION FURNISHED AND NO SEARCH OF TITLE HAS BEEN PERFORMED.

FOR AND IN CONSIDERATION *of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged,* ***I, Traditional Family Homes, LLC,*** by these *presents do hereby quitclaim and convey unto* ***Charles Eric Beaty and wife, Nancy Dickerson Beaty,*** their *successors and assigns, all it's right, title and interest in and to the following described tract of land:*

Land in Davidson County, Tennessee, being Lot No. 16, Riverplantation, Phase I, Section VIII, of record in Plat Book 6900, pages 475 and 476, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING a portion of the same property conveyed to Traditional Family Homes, LLC by Haury and Smith Contractors, Inc. by deed dated 05/07/04, of record as instrument no. 20040513-0055995, Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. 2005 Taxes;
2. Right-of-Way of record in Book 9304, Page 604, Register's Office for Davidson County, Tennessee;
3. Easement and right-of-way granted USA for power transmission lines of record in Book 2277, Page 619, and confirmed by judgment of record in Book 3028, Page 605, said Register's Office.
4. River Plantation Umbrella Association, Sections 8-11, of record in Book 7389, Page 924, said Register's Office.
5. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office.
6. Declaration of covenants, conditions and restrictions, of record in Book 7389, Page 941, said Register's Office.
7. Plan of record in Book 6900, pages 475 and 476, said Register's Office, shows an owner's certificate.
8. Subject to Deed of Trust to The Farmers Bank of record as Instrument No. 20040513-0055999, Register's Office of Davidson County, Tennessee

This is unimproved property known as 7534 Old Harding Road, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me this the 13th *day of May, 2004.*

Charles Hill Beaty Agent
Affiant

My commission expires: 02/04/07
(Affix Seal)

Brenda Sousa
Notary Public

BRENDA SOUSA NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Witness my hand this 13th *day of* May, 2004, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Traditional Family Homes, LLC

By: Charles Hill Beaty, Chief Manager

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Charles Hill Beaty, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of Traditional Family Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by Charles Hill Beaty as such Chief Manager.

Witness my hand and official seal at Gallatin, Tennessee, *this* 13th day of May, 2005.

My commission expires: 02/26/07

BRENDA SOUSA
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Brenda Sousa
Notary Public