THIS INSTRUMENT PREPARED BY:
WAYNE DETRING, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
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Davidson County DEEDQC
Recvd: 12/14/05 09:29 3 pgs
Fees:17.00 Taxes:0.00
20051214-0149993

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
92-13-14

QUITCLAIM DEED

FROM: DANNY R. SHAW and JAMES W. BATTEN

SEND TAX BILLS TO:
Batten & Shaw Partnership
3807 Charlotte Avenue
Nashville, TN 37209

TO: Batten & Shaw Partnership
3807 Charlotte Avenue
Nashville, TN 37209

FOR AND IN CONSIDERATION of the payment of *Ten Dollars ($10.00) cash,* and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DANNY R. SHAW and JAMES W. BATTEN**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **BATTEN & SHAW PARTNERSHIP**, all our estate, right, title, interest and claim in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

3807 Charlotte Avenue:

Land in Davidson County, Tennessee, being Lot No. 4 of Block No. 4 on the Plan of the Charlotte Park Company's Second Addition to Nashville of record in Book 57, pages 160 & 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines150 feet to an alley.

Being the same property conveyed to Danny R. Shaw and James W. Batten, by deed from Zeb L. Walker and wife, Margaret Walker, of record in Book 9208, page 430, Register's Office for Davidson County, Tennessee.

3809 Charlotte Avenue:

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 4 on the Plan of the Charlotte Park Company's Second Addition to Nashville of record in Book 57, pages 160 & 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines150 feet to an alley.

Being the same property conveyed to Danny R. Shaw and James W. Batten, by deed from John P. Hinson, of record in Book 9208, page 433, Register's Office for Davidson County, Tennessee.

3803 Charlotte Avenue:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot 2 of Block 4 on the plan of Charlotte Park Company's Second Addition, a plat of which is of record in Book 57, pages 160 and 161, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way (40 feet form the centerline) of Charlotte Avenue, said pin being South 88 degrees 15 minutes 00 seconds West 50.00 feet along said right-of-way from its intersection with the westerly right-of-way (25 feet from the centerline) of Thirty-Eighth Avenue North; thence, with the common boundary line between Lot 2 and Lot 1 of Block 4 on the plan of Charlotte Park Company's Second Addition, a plat of which is of record in Book 57, pages 160 and 161 in the Register's Office for Davidson County, Tennessee, South 1 degree 45 minutes 00 seconds East 150.00 feet to an iron pin in the no9rtherly margin of a 20 foot wide alley; thence, with said margin, South 88 degrees 15 minutes 00 seconds West 50.00 feet to an iron pin; thence, with the common boundary line between Lot 2 and Lot 3 of Block 4 on said plan, North 1 degree 45 minutes 00 seconds West 150.00 feet to an iron pin in said southerly right-of-way of Charlotte Avenue; thence, with said right-of-way, North 88 degrees 15 minutes 00 seconds East 50.00 feet to the beginning, containing 0.1722 acre or 7,500 square feet, as described on the field survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 dated July 9, 1998.

Being the same property conveyed to Danny R. Shaw and James W. Batten, by deed from Martin Glezer and wife, Inge M. Glezer a/k/a Inge Glezer, of record in Book 11041, page 309, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of Dec, 2005.

DANNY R. SHAW

JAMES W. BATTEN

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared DANNY R. SHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 13 day of Dec, 2005.

M. Bishop
NOTARY PUBLIC

MARILYN BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Comm. Expires: 10-18-08

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared JAMES W. BATTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 13 day of Dec, 2005.

M. Bishop
NOTARY PUBLIC

MARILYN BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Comm. Expires: 10-18-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The consideration for this transfer is $(-0-).

AFFIANT

Sworn to and subscribed before me this 13 day of Dec, 2005.

M. Bishop
NOTARY PUBLIC
My Comm. Expires: 10-18-08

MARILYN BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY