This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

86.01

Map & Parcel: **119-13-342**
72-5-82
148-8-93
72-15-86
72-5-

61-24.9

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/19/05 12:31 3 pgs
Fees:17.00 Taxes:0.00
20051219-0151859

STATE OF Tennessee
COUNTY OF Sumner

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **William T. Baty,** the Grantees herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

(Map & Parcel 119-13-342)
Being Lot 21 on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, page 75, Register's Office, Davidson County, Tennessee

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. **(This improved property is known as 504 McIver Street, Nashville, Tennessee)**

(Map & Parcel 72-5-82)
Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1; Being the rear of 180 feet of the easterly half of Lot No. 8 as shown on the Map of C.W. Waller's Subdivision, of the John D. Anderson Home Place, as of record in Book 421, Page 35, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Thomas Street and extends back between parallel lines, 180 feet, more or less, to a dead line in the rear, which dead line is located 200 feet south of the southerly margin of Elvira Avenue.

Tract No. 2; Being the westerly 17 feet of the southerly 132 feet of the easterly 100 feet of Lot No. 7 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, said Register's Office, described according with the survey made by Hickerson-Miller, Engineers-Surveyors, dated April 15, 1959, as follows:
Beginning at a point on the northerly margin of Thomas Street; being north 86 deg. West 683 feet from the northerly intersection of Thomas Street and Anderson Place; thence along said margin of Thomas Street, north 86 deg. West 17 feet to a point; thence north 4 deg. 30' east 132 feet to a point; thence south 86 deg. East 17 feet to a point; thence south 4 deg. 30' west 132 feet to the beginning.

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. **(This improved property is known as 915 Thomas Avenue, Nashville, Tennessee)**

(Map & Parcel 148-8-93)
Being Lot 126 on the Plan of Oakwood Terrace, Section 2, of record in Plat Book 4460, Page 118, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. **(This improved property is known as 4601 Xavier Drive, Antioch, Tennessee)**

(Map & Parcel 72-15-86)
Land in Davidson County, Tennessee, being part of Lot 10, Block 2 on the Plat of Lot No. 10 and Lot Nos. 21-26, C.V. Waller's Sub. Of the John D. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson Miller, Engineers-Surveyors, dated November 19, 1958 as follows:
Beginning at a stake in the northerly margin of Thomas Avenue, 174.0 feet more or less, east of the northeasterly corner of the intersection of Thomas Avenue and Keeling Avenue; thence with said margin of Thomas Avenue, North 85 deg. 00' West 122.5 feet to a point, thence North 5 deg. 24' East 180.0 feet to a point; thence South 85 deg. East 67.0 feet to a point; thence South 5 deg. 24' 10.5 feet to a point; thence South 85 deg. 00' West 52.5 feet to a point; in a wire fence; thence with said fence, South 5 deg. 24' West 169.5 feet to the point of beginning.

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. **(This improved property is known as 907 Thomas Avenue, Nashville, Tennessee)**

(Map & Parcel 72-5-86.01)
Land in Davidson County, Tennessee, being part of Lot 10, Block 2, on the Plat of Lot No. 10 and Lot Nos. 21-26, C.V. Waller's Sub. Of the John D. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson Miller, Engineers-Surveyors, dated November 19, 1958 as follows:
Beginning at point of northerly margin of Thomas Avenue 112.5 feet east of the northeast corner of Thomas Avenue and Keeling Avenue, thence with said margin of Thomas Avenue North 85 deg. West 61.0 feet to a point; thence north 5 deg. 24" east 180 feet to a point; thence south 85.0 deg. East 61.0 feet to a point; thence south 5 deg. 24' west 180.0 feet to the beginning.

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. **(This improved property is known as 905 Thomas Avenue, Nashville, Tennessee)**

(Map & Parcel 61-24.9)
Land in the 12th Civil District of Davidson County, Tennessee; beginning at the corner of Lot 246 Maplewood Heights Subdivision of record in Book 547, page 103, said Register's Office.

In the easterly margin of Ben Allen Road; running thence with said margin and 360 foot radius curve 168 feet; thence north 51 deg. 30' East 266 to line of Maplewood Heights Subdivision, thence South 15 deg. East 275 feet to the point of beginning.

Being a portion of the same property conveyed to Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed as of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee.

(This improved property is known as 617 Hart Lane, Nashville, Tennessee)

The preparer of this Instrument did not perform a title examination of the aforementioned properties, therefore the preparer assumes no liability for the accuracy of this Instrument.*

This conveyance is subject to any and all existing easements and restrictions as shown of record.

William T. Baty

By: William Baty
Its: General Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, William Baty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the General Partner of Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, a partnership, and that he as such general partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by himself as general partner.

Witness my hand and official seal at
Nashville, Tennessee
On this the 14th day of December, 2005

Briana C Plunkett

NOTARY PUBLIC

BRIANA C. PLUNKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/23/2009

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me, this 14th day of December 2005.

Affiant

Briana C Plunkett

Notary Public

BRIANA C. PLUNKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 5/23/2009

New Owner:
William T. Baty
891 Rodney Drive
Nashville, TN 37205