QUITCLAIM DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17th DAY OF April, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01411 BATSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Grant Batson	Hancock Trust	MAP:
315 Hancock Street	519 Bonerwood Dr.	Parcel:82-07 179.00
Nashville, TN 37027	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GRANT BATSON, THEIR SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED SEPT. 26, 2005 AND KNOWN AS HANCOCK TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

GRANT BATSON, AND WIFE, JILL BATSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 315 Hancock Street, Nashville, TN 37027

Witness My hand on this 17th day of April, 2006

TRUSTEE

Grant Batson -Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Grant Batson -Trusteeand , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grant Batson -Trustee and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of April, 2006

Notary Public

My Commission Expires:

Davidson County DEEDQC
Recvd: 04/18/06 14:17 2 pgs
Fees:12.00 Taxes:0.00

20060418-0044364

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 39 ON THE EAST NASHVILLE REAL ESTATE'S COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 39 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HANCOCK STREET AND RUNS BACK BETWEEN PARALLEL LINES 176 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GRANT BATSON, THEIR SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED SEPT. 26, 2005 AND KNOWN AS HANCOCK TRUST BY WARRANTY DEED FROM GRANT BATSON AND JILL BATSON, RECORDED ON THE 7TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051007-0121396, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.