Davidson County DEEDQC
Recvd: 02/20/08 08:52 2 pgs
Fees:12.00 Taxes:0.00
20080220-0016344

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **SAF Properties, a Tennessee General Partnership.** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **Lake Forest Homes, Inc.** all his/her/it's right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 78, Section Two of Phase One, Sunset Hills as of record in Plat Instrument/Book 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SAF Properties, a Tennessee General Partnership by Deed of record in Instrument Number 20030523-0070966 and Instrument Number 20050209-0015271, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20071220-0146323, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325, Register's Office for Davidson County, Tennessee.

Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.

Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This deed was prepared without benefit of a title examination. The preparer makes no representations to the validity or accuracy of the title.

IN WITNESS WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 8th day of February, **2008.**

SAF Properties, a Tennessee General Partnership

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Fred Yazdian** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **SAF Properties, a Tennessee General Partnership** for the purpose therein contained, and who further acknowledge him/her self to be **the General Partner** and being authorized by the board of directors, principals, members, and/or partners to execute this document on behalf of **SAF Properties, a Tennessee General Partnership**

Witness my hand and official seal this **8th day** of **February, 2008.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

The actual consideration for this transfer is $0

Affiant

Sworn and subscribed to me this 8th **Day of February, 2008.**

My Commission Expires: 3-20-10

Notary Public

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Property known as: Lot 78 Sunset Hills, Cane Ridge, TN 37013

Address of New Owner: Lake Forest Homes, Inc. P.O. Box 126, Lavergne, TN 37086

Send Tax Bills to: New Owner

Part of Map 182 Parcels 141 & 142; P/O Map 174 Parcels 120 & 8; P/O Map 182 Parcel 142

Prepared by: Service Escrow & Title, Inc.6001 Jackson Square Boulevard #700 Lavergne, TN 37086