THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT2094-01

Based on the information provided by the parties; No title search was requested or performed.

Davidson County DEEDQC
Recvd: 01/09/09 13:03 2 pgs
Fees:12.00 Taxes:0.00
20090109-0002374

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, BUFORD A. BATEY and wife, MARY H. BATEY, convey and quitclaim unto KEITH D. BATEY, unmarried, his heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 87 in a Horizontal Property Regime located on the Plat of Belle Forrest, of record in Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Buford A. Batey and wife, Mary H. Batey, by Special Warranty Deed from First American National Bank, dated January 20, 1993, and of record in Book 8844, Page 587, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 214 Old Hickory Boulevard, Unit 87, Nashville, Tennessee.

This conveyance is subject to the following:

1. Restrictions upon the use of the premises not appearing in the chain of title to the land;

2. All matters as shown on the Plan of Record in Plan Book 5200, Page 167, Register's Office for said County;

3. Any lien for homeowner's association dues, if any; and

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in T.C.A. § 66-27-101, et. seq., and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forrest, of record in Book 5438, Page 699, as amended in Book 6082, Page 866, Register's Office for said County.

WITNESS OUR HANDS, this 6th day of January, 2009.

Buford A Batey
BUFORD A. BATEY

Mary H. Batey
MARY H. BATEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BUFORD A. BATEY and wife, MARY H. BATEY, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of January, 2009.

Kelly Grigsby
NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 08/23/10

My Commission Expires: 08/23/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0

Buford A Batey
AFFIANT

Subscribed and sworn before me this 6th day of January, 2009.

Kelly Grigsby
NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 08/23/10

My Commission Expires: 08/23/2010

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Map: 142-04-0-A
Parcel: 087.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
KEITH D. BATEY
214 Old Hickory Blvd, Unit 87
Nashville, TN 37221