03

Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- Rachelle Caudill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2008. Diane K. Mann NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/09 (AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Blue Ridge Homes, LLC	NEW OWNER	91-12-0-010
(NAME)	(NAME)	
73 White Bridge Road Ste. 103, #135		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Mark Hayes, by these presents, quitclaims and conveys unto Blue Ridge Homes, LLC, Series 1, all of its right, title and interest in and to the following tract or parcel of land, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Mark Hayes by deed from Blue Ridge Homes of TN, LLC, dated May 21, 2008, recorded May 23, 2008, of record in Instrument No. 20080523-0052842, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 201 and 203 Oceola Avenue and 5702 Burgess Avenue, Nashville, TN 37209.

Witness my hand this 31st day of December, 2008.

Mark Hayes

Davidson County DEEDQC
Recvd: 01/13/09 12:20 3 pgs
Fees:17.00 Taxes:0.00
20090113-0003280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Mark Hayes, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained,

Witness my hand and official seal at Nashville, TN, this 31st day of December, 2008.

Diane K. Mann
Notary Public

My commission expires: 2/22/09

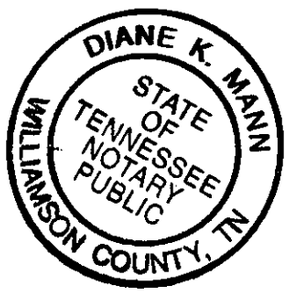


EXHIBIT "A"

Tract I (Map 103-02, Parcel 11.00)

Being part of Lot No. 7 on the Map of C.C. Vernon's Farm as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being property described of record in Book 4945, page 127, Register's Office for Davidson County, Tennessee, further described in a survey by John Kohl, Surveyor, dated May 5, 1978, described as follows:

Said part of Lot No. 7 fronts on the Westerly margin of Oceola Avenue and runs back between parallel lines 147 feet to a dead line in the rear on which it measures 50 feet.

Tract II (Map 103-02, Parcel 12.00)

Being the Southeasterly part of Lot No. 7 on the Map showing C.C. Vernon's Farm in the Old 12th Civil District of Davidson County, Tennessee, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Oceola Avenue at the corner of Lot No. 7 and a 3.89 acre tract; thence with the westerly margin of said Avenue, northwardly 49 feet; thence westwardly 147 feet; thence southwardly 80 feet, more or less, by deed and 90.8 feet by ground measurement to the northerly line of said 3.89 acre tract northeasterly 147 feet, more or less, to a point in the westerly margin of Oceola Avenue, the point of the beginning,

Tract III (Map 103-02, Parcel 13.00)

Being part of Lot No. 7 on the Map of C.C. Vernon's Farm in the Old 12th Civil District of Davidson County, Tennessee, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said Lot fronts 50 feet on the northerly side of Burgess Avenue, the southeasterly corner of said property being 147 feet westerly from the intersection of said Burgess Avenue and Oceola Avenue, and runs back between broken lines 155 feet, more or less, on the westerly side, and 140.8 feet, more or less, on the easterly side, to the northerly margin of the property conveyed to George H. Buquo and wife, Gertrude M. Buquo, by deed from Edward L. Buquo and wife, of record in Book 2087, page 621, Register's Office for Davidson County, Tennessee, upon which it measures 50 feet.