BILL GARRETT, Davidson County
Trans:T20090064884 DEEDQC
Recvd: 09/23/09 09:52 2 pgs
Fees:12.00 Taxes:0.00
20090923-0088428

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.** his/her 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:

Being Lot 105 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument No. 200712200146323, 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 from Charles R. Dornan and wife, Martha J. Dornan, dated 05/15/2003 of record in Instrument No. 20030523-0070966 and by Deed of record in Instrument No. 20050209-0015271, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 200712200146323; Subject to Covenants, Conditions, and Restrictions contained in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129; Subject to Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128; Subject to Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325; Subject to Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048; Subject to Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386; Subject to Deed conveying the open space to Sunset Hills Homeowner's Association, Inc. of record in Instrument No. 20080211-0013604, 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.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 11th **day of September, 2009.**

SAF Properties, a Tennessee General Partnership
BY: Fred Yazdian, General Partner

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 a **General Partner** and being authorized by the board of directors and/or principals to execute this document on behalf of **SAF Properties, a Tennessee General Partnership.**

Witness my hand and official seal this 11th day of September, 2009.

My Commission Expires: 3-20-10

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is -0-

Amanda Hopper

Affiant

Sworn and subscribed to me this 11th **day of** September, **2009**

My Commission Expires: 3-20-10

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner: Lake Forest Homes, Inc. P.O. Box 126 Lavergne, TN 37086
Send Tax Bills to: Lake Forest Homes, Inc. P.O. Box 126 Lavergne, TN 37086
Map 182-1-A, Parcel 87
Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. Lavergne, Tn. 37086
Improved Property known as: 928 Morning Road Antioch, TN 37013