"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 3723[illegible]

QUITCLAIM DEED

BOOK 5234 PAGE 265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mill Creek Club Condominium Owners' Association, Phase I	Same	To be assigned
(NAME) c/o Gary Sisco Elkington, Keltner & Sisco	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) P.O. Box 90802 Nashville, Tennessee 37209	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

DEC16F MISC B* 8.00 * 8.00

WHEREAS, EARTH SERVICES OF NASHVILLE, INC. (Earth Services), an Ohio corporation, executed and delivered a Deed of Trust and Security Agreement to James I. Vance Berry, Trustee, dated May 16, 1973, of record in Book 4707, page 935, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), securing an indebtedness in favor of B. M. GRANT COMPANY (Grant), a Georgia corporation duly authorized to do business in the State of Tennessee; and

WHEREAS, upon default being made by Earth Services in the indebtedness secured by the Deed of Trust, Grant foreclosed its Deed of Trust on May 15, 1975, pursuant to which certain property conveyed as security in the Deed of Trust was deeded to J. Jefferson Edwards, Trustee, by Trustee's Deed of record in Book 4915, page 917, said Register's Office, said J. Jefferson Edwards, Trustee, having been appointed Trustee for Investors Realty Trust, Third National Bank and Guaranty Mortgage Company by instrument of record in Book 5213, page 22, said Register's Office; and

WHEREAS, by said conveyance J. Jefferson Edwards, Trustee, took fee title ownership to forty-four (44) condominium units and adjacent vacant land labeled "future development", all as shown on the Addition to Section 1, Phase 1, Mill Creek Club Condominium Townhouses, of record in Book 5050, page 103, said Register's Office; and

WHEREAS, in an effort to make said units and adjacent vacant land more marketable, J. Jefferson Edwards, Trustee, purchased a 1.481-acre tract (the premises to be conveyed herein) and constructed thereon, all with funds from his principals, a swimming pool, tennis courts, and related improvements, which tract was deeded to J. Jefferson Edwards, Trustee, by deed of record in Book 4984, page 575, and which tract was later subjected to the Master Deed

Establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section 1, of record in Book 4887, page 961, by an instrument of record in Book 5101, page 809, said Register's Office; and

WHEREAS, J. Jefferson Edwards, Trustee, has now sold all forty-four (44) condominium units and did cause to be formed pursuant to said Master Deed a homeowners' association known as Mill Creek Club Condominium Owners' Association, Phase 1, a Tennessee non-profit corporation, the Grantee herein; and

WHEREAS, J. Jefferson Edwards, Trustee, still owns the adjacent vacant land;

NOW, THEREFORE, in consideration of the premises and the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, J. Jefferson Edwards, Trustee, with full power to transfer and convey without joinder of any beneficiary, has bargained and sold and by these presents does hereby transfer and convey unto Mill Creek Club Condominium Owners' Association, Phase 1, a Tennessee non-profit corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

For a point of beginning, commence at the northwest corner of the intersection of Mill Creek Drive and Clubhouse Lane, as shown on a plan entitled Mill Creek Club Condominium Townhouses, Section 1, Phase 1, of record in Book 4860, page 11, Register's Office for said county, thence along the northerly margin of said Clubhouse Lane N 89° 39' 00" W, a distance of 97.82 feet to a point; thence with a curve to the right, having a radius of 225 feet, a distance of 235.62 feet to a point; thence N. 29° 39' 00" W, a distance of 130.00 feet to a point; thence with a curve to the left, having a radius of 275 feet, a distance of 110.39 feet to a point; thence N 52° 39' 00" W, a distance of 75.00 feet to the point of beginning. Thence with a curve to the left, having a radius of 50.00 feet, a distance of 218.63 feet to a point; thence S 40° 28' 05" W, a distance of 200.00 feet to a point; thence N 49° 31' 55" W, a distance of 292.00 feet to a point; thence N 40° 28' 05" E, a distance of 158.61 feet to a point; thence N 89° 00' 00" E, a distance of 207.79 feet to a point; thence S 28° 55' 10" E, a distance of 91.46 feet to the point of beginning, containing 1.481 acres, more or less, together with all improvements located thereon, including but not limiting the generality of the foregoing, the swimming pool and tennis courts situated on said property.

Being the same property conveyed to J. Jefferson Edwards, Trustee, by deed of record in Book 4984, page 575, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration for this transfer is $ 0

Subscribed and sworn to before me, this the 12th day of December, 19 77

Affiant

My commission expires: 2/23/80 (Affix Seal)

Notary Public

Gail K. Parsons

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved property, except as specified herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, and specifically subject to Grantor reserving for itself, its successors, assigns and grantees of that property labeled "future development" on the Addition to Section 1, Phase 1, Mill Creek Club Condominium Townhouses, of record in Book 5050, page 103, said Register's Office, the right to use, occupy and enjoy the premises conveyed herein, including the improvements located thereon.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Mill Creek Club Condominium Owners' Association, Phase 1, its successors and assigns forever.

Robert P. Thomas joins herein as President of Mill Creek Club Condominium Owners' Association, Phase 1, to acknowledge Grantee's consent to the conditions contained herein and to accept this conveyance on behalf of said Grantee, subject to the terms hereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 12th day of December, 1977.

J. Jefferson Edwards, Trustee
J. JEFFERSON EDWARDS, TRUSTEE

MILL CREEK CLUB HOMEOWNERS' ASSOCIATION, PHASE 1

By Robert P. Thomas, President
Robert P. Thomas, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary E. McPherson, a Notary Public in and for said County and State, the within named J. JEFFERSON EDWARDS, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1977.

MARY E. HARPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mary E. McPherson
Notary Public

My Commission Expires: 2-28-81

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Gail K. Parsons, a Notary Public of the State and County aforesaid, personally appeared Robert P. Thomas, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of MILL CREEK CLUB HOMEOWNERS' ASSOCIATION, PHASE 1, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of December, 1977.

Gail K. Parsons
Notary Public

My Commission Expires: 1-22-80

GAIL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY

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IDENTIF. REFERENCE!

DEC 16 3 28 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.