BOOK 6577 PAGE 17

J 11249

IDENTIF. REFERENCE

JUN 7 2 36 PM '85

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

FROM:

WELLINGTON ENTERPRISES, LTD., INC.

TO:

MULLEN VALLEY HOMEOWNERS ASSOCIATION

QUITCLAIM DEED--COMMON AREA (Open Space)

MULLEN VALLEY, A Planned Unit Development

Address New Owner	Send Taxes To:	Map/Parcel
Mullen Valley Homeowners Association	Same	149-1-A
3940 Moss Rose Dr. Nashville, TN 37216		

THIS INSTRUMENT WAS PREPARED BY:

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is

$ 1.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 1985.

Notary Public

Commission expires: 4-17-1988

FOR AND IN CONSIDERATION OF ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WELLINGTON ENTERPRISES, LTD., a New York Corporation, authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC., has bargained and sold and does hereby transfer, quitclaim and convey unto MULLEN VALLEY HOMEOWNERS ASSOCIATION, its successors and assigns, forever, all of the Grantor's right, title, claim and interest in and to that certain parcel of real estate situated in the Second Civil District of Nashville, Davidson County, Tennessee, comprising all of the COMMON AREA and/or OPEN SPACE on certain Plats of Mullen Valley, Phase I and Mullen Valley, Phase II, a Planned Unit Development, of record in Plat Book 6250, Page 476, and Plat Book 6250, Page 477, respectively, Register's Office for Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said MULLEN VALLEY HOMEOWNERS ASSOCIATION, its successors and assigns, forever.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on this the 3RD day of June, 1985.

WELLINGTON ENTERPRISES, LTD., a New York Corporation authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC.

By: _____ Pres.
VINCENT WESNOFSKE, JR., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Vincent Wesnofske, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of Wellington Enterprises, Ltd., a New York corporation, authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., a corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vincent Wesnofske, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this 3rd day of June, 1985.

_____
NOTARY PUBLIC

My commission expires: April 17, 1988



EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF THE COMMON AREAS,
OPEN SPACE OR COMMON ELEMENTS

SURVEYOR'S DESCRIPTION
MULLEN VALLEY
PHASE I AND II

Being all of that land comprising the Common Area and/or Open Space located in the Second Civil District, Nashville, Davidson County, Tennessee, approximately 1.13 acres, as shown on the Plat for Mullen Valley. The Plat of Phase I is of record in Book 6250, Page 476, Register's Office for Davidson County, Tennessee and the Plat of Phase II if of record in Book 6250, Page 477, said Register's Office, and specific reference is hereby made to each of these plats for a more specific description.

The above described property is encumbered by easements for sanitary sewer lines, landscaping, drainage, public utilities, underground electric service, and private paved areas for ingress-egress easements for the use and benefit of the Mullen Valley Homeowners Association.

HOWEVER, there is specifically EXCLUDED AND EXCEPTED from the above described property all numbered and platted lots and any lots which may become zone-lotted, and public streets as shown in plat of said lots and public streets as shown on the Plat for Mullen Valley, a Planned Unit Development, of record in Book 6250, Page 476, said Register's Office (for Phase I) and Book 6250, Page 477, said Register's Office (for Phase II), to which reference is hereby made for more complete details as to location and description of said public streets and lot areas of individual ownership hereby excluded from the above described property.