JVC
BOX 6

BOOK 6962 PAGE 404

jvc353:8/12/86

QUITCLAIM DEED

Address New Owner as Follows: Hemmingwood Home Owners Association, Inc. 229 Ward Circle, Suite C-12 Brentwood, Tennessee 37027

Send Tax Bills To: Same

Map-Parcel No. 8/0 19Ap/60P 28 +E

This instrument prepared by: DEARBORN & EWING, ATTORNEYS, SUITE 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 1986.

Notary Public

My Comm. Expires: 7-9-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by Hemmingwood Home Owners Association, Inc., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Homes by Heritage, Inc., a Tennessee corporation, does hereby quitclaim, transfer and convey to Hemmingwood Home Owners Association, Inc., all of its right, title, and interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows:

> All of the Common Area, including undedicated roadways, as shown on the Plat of Hemmingwood development (formerly Heritage Heights development) of record in Plat Book 6900, pages 6 through 8, inclusive, Register's Office for Davidson County, Tennessee, said Common Area being further identified and defined in that Declaration of Covenants, Conditions, and Restrictions recorded in connection with said development in Book 6730, page 329, said Register's Office (the "Declaration").
>
> The property hereby conveyed is further identified as that property described in Exhibit A attached hereto and incorporated herein by reference for all purposes, but excepting and excluding therefrom all of those lots or "Residential Units" (as defined in the Declaration) set forth on the aforementioned Plat, being Residential Units numbered 1 through 39, 41 through 108, and 114, inclusive. Also excluded from this conveyance is that property described as "Phase IV" on said Plat.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, the Declaration referred to above.

IN WITNESS WHEREOF, we have hereunto set our hands this 27th day of August, 1986.

HOMES BY HERITAGE, INC.

BY: Edsel Charles

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Logan H. Kemp, a Notary Public in and for the County and State aforesaid, personally appeared Edsel Charles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Homes by Heritage, Inc., 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August, 1986.

Logan H. Kemp
NOTARY PUBLIC

My Commission Expires: 8-9-89

38337

IDENTIFI REFERENCE

AUG 28 11 19 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN