B 5414

Address New Owner:
Fox Ridge Company
c/o Fox Ridge Homes, Inc.
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel No.
Part of 61-19

BOOK 7548 PAGE 910

TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Book 7337, Page 248, Register's Office for Davidson County, Tennessee, Glen L. Roberts and Carl E. Turner, Co-Trustees, transferred and conveyed to Al Davis, Trustee, certain real property located in Davidson County, Tennessee as more particularly described in said Warranty Deed and as described on Exhibit "A" attached hereto (the "Property"); and,

WHEREAS, the Property was deeded to the said Al Davis, Trustee, for convenience of legal title only to be held by said Trustee pursuant to a Trust Agreement with Fox Ridge Company, a Tennessee limited partnership, the said Fox Ridge Company being the beneficial owner of the Property; and,

WHEREAS, Fox Ridge Company, as Developer, plans to establish a horizontal property regime on a portion of the Property, to be known as Poplar Glen, pursuant to the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime; and,

WHEREAS, Fox Ridge Company, as owner of the beneficial titles to the Property, desires that legal title to the Property be deeded to the said Fox Ridge Company and that its Trust Agreement with Al Davis, Trustee be dissolved.

NOW, THEREFORE, in consideration of the foregoing and for the purpose of vesting legal title to the Property in Fox Ridge Company and for the further purpose of dissolving the Trust Agreement by and between Al Davis, Trustee and Fox Ridge Company, pursuant to which the Property was deeded to Al Davis, Trustee for the convenience of legal title to be held by said Trustee, the undersigned, AL DAVIS, TRUSTEE, does hereby transfer, quitclaim and convey unto FOX RIDGE COMPANY, a Tennessee limited partnership, all of the right, title and interest of the undersigned in and to the real property described on Exhibit "A" attached hereto, together with any and all rights, easements, appurtenances, and improvements thereto, said real property being the same property conveyed to the undersigned by Warranty Deed of record in Book 7337, Page 248, Register's Office for Davidson County, Tennessee.

8937 05/20 0101 03CHECK 9.00

IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the 28th day of March, 1988.

Al Davis, Trustee
AL DAVIS, TRUSTEE

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 AL DAVIS, 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, on this the 28th day of March, 1988.

Anne H. McKnight
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: Jan 11, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is $ —0—.

AFFIANT Al Davis, Trustee

Sworn to and subscribed before me this 28th day of March, 1988.

Anne H. McKnight
NOTARY PUBLIC

My commission expires: Jan 11, 1992

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

This instrument was prepared by:
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, TN 37238

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee. Being more particularly described as follows:

Beginning at an existing iron pin on the south right-of-way line of Maplewood Lane (40' R.O.W.). Said iron pin being the northwest property corner of Ewing W. Trotter, et ux as of record in Deed Book 1345, Page 655, R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line, with the west property line of Ewing W. Trotter, et ux. S 10° 39' 15" W a distance of 284.83 feet to an existing iron pin; thence,
2. With the south line of Ewing W. Trotter, etux and Theodore G. Capual, etux as of record in Deed Book 5304, Page 199, R.O.D.C., Tennessee and James G. Williams, etux as of record in Deed Book 5140, Page 83, R.O.D.C., Tennessee, S 81° 20' 34" E a distance of 398.88 feet to an existing fence post on the west right-of-way line of Lemont Drive (50' R.O.W.); thence,
3. With the west right-of-way line of Lemont Drive S 11° 38' 05" W a distance of 25.87 feet to an existing concrete monument at the south end of Lemont Drive; thence,
4. With the south end of Lemont Drive and a south property line of Kenmont Apartments as of record in Plat Book 4460, Page 13, R.O.D.C., Tennessee S 77° 37' 28" E a distance of 99.90 feet to an existing concrete monument; thence,
5. With a west property line of Kenmont Apartments S 10° 53' 15" W a distance of 654.57 feet to an existing concrete monument; thence,
6. With a south property line of Kenmont Apartments, in part, S 66° 28' 53" E a distance of 286.80 feet to a point; thence,
7. Leaving the south property line of Kenmont Apartments, with a new line, S 23° 31' 07" W a distance of 211.03 feet to a point; thence,
8. S 69° 30' 00" W a distance of 567.11 feet to a point on the east right-of-way line of Ellington Parkway; thence,
9. With the east right-of-way line of Ellington Parkway N 4° 03' 26" E a distance of 183.51 feet to an existing iron pin; thence,
10. N00° 12' 04" E a distance of 325.74 feet to an existing concrete highway monument; thence,
11. N 17° 56' 54" W a distance of 743.88 feet to an existing concrete highway monument; thence,
12. N 10° 45' 52" E a distance of 137.11 feet to an existing concrete highway monument; thence,
13. N 19° 19' 07" E a distance of 150.89 feet to an existing concrete highway monument; thence,
14. S 86° 17' 59" E a distance of 112.79 feet to an existing concrete highway monument; thence,
15. N 9° 27' 08" E a distance of 54.87 feet to an existing concrete highway monument on the south right-of-way line of Maplewood Lane; thence,
16. With the south right-of-way line of Maplewood Lane S 81° 00' 08" E a distance of 79.64 feet to the point of beginning and containing 653,042 square feet or 15.00 acres more or less.

Being a portion of Parcel (19) as shown on Metropolitan Property Map Number 61 and also being a portion of the same property conveyed to Glen L. Roberts and Carl E. Turner, co-trustees as of record in Deed Book 7051, Page 787, R.O.D.C., Tennessee.

Being Lot 1 on the Subdivision Plat for Maplewood Park of record in Book 6900, Page 407, Register's Office for Davidson County, Tennessee and being a part of the property conveyed to Glen L. Roberts and Carl E. Turner, Co-Trustees, by Quitclaim Deed from Katai, Inc. of record in Book 7051, Page 787, Register's Office for Davidson County, Tennessee.

32092

IDENTIFICATION REFERENCE

MAY 20 9 03 AM '88

RICHARD Z WILSON II REGISTER
DAVIDSON COUNTY, TN