Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Windsor Green Homeowners' Association 2910 Kraft Drive Nashville, TN 37204	Same	Map 26 Par 5

BOOK 7864 PAGE 369

This Instrument Prepared by: Adams, Taylor, Philbin, Pigue & Marchetti
One Eleven Union St., Nashville, TN 37201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Phillips Builders, Inc., successor in interest to Randall Phillips Builders, Inc. (the GRANTOR), by these presents does hereby sell, assign, and forever quitclaim unto the WINDSOR GREEN HOMEOWNERS' ASSOCIATION, Phase I and Phase II (the GRANTEE), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to all of the common areas shown on the Plat, of record in the Register's Office for Davidson County, Tennessee, referring to a certain tract or parcel of real estate in Davidson County, Tennessee (the Property), as follows:

PHASE I, Section 1, of record in Book 6250, Page 31, R.O.D.C., TN
Section 2, of record in Book 6250, Page 45, R.O.D.C., TN
Section 3, of record in Book 6250, Page 46, R.O.D.C., TN

PHASE 1, Section 1, Resubdivision of Lots 1-18, of record in Book 6250, Page 374, Register's Office for Davidson Co., TN

PHASE 1, Section 2, Resubdivision of Lots 130-133, of record in Book 6050, Page 159, Register's Office for Davidson Co., TN

PHASE 1, Section 1, Resubdivision of Lots 126 and 127, of record in Book 6050, Page 158, Register's Office for Davidson Co., TN

PHASE 1, Section 2, Resubdivision of Lots 27-48, of record in Book 6200, Page 233, Register's Office for Davidson County, TN

PHASE 1, Section 1, Resubdivision of Lots 103 and 104, of record in Book 6050, Page 220, Register's Office for Davidson Co., TN

PHASE 1, Section 2, Resubdivision of Lots 49-72, of record in Book 6200, Page 349, Register's Office for Davidson County, TN

PHASE 1, Section 3, Resubdivision of Lots 73-87, of record in Book 6200, Page 366, Register's Office for Davidson County, TN

PHASE 2, Section 1, of record in Book 6250, Page 988 and 989, Register's Office for Davidson County, TN

PHASE 2, Section 2, of record in Book 6900, Page 549, Register's Office for Davidson County, TN

PHASE 2, Section 3, of record in Book 6900, Page 845, Register's Office for Davidson County, TN

PHASE 2, Section 1, Resubdivision of Lots 212-213, of record in Book 6050, Page 365, Register's Office for Davidson County, TN

and "Open Area" described in Exhibit A, attached hereto and forming a part hereof, situated between Phase 2, Section 1 and Phase 2, Section 3 of Windsor Green

This is improved property known as the Common Areas of Windsor Green, Goodlettsville, TN

40945

JUN 14 10 39 AM '89

RUSH

4800 06/14 0101 03CHECK 18.00

The property is conveyed subject to such limitations, restrictions, easments and encumbrances as may affect the premises.

WITNESS the hand of the Grantor, this 31 day of May, 1989.

PHILLIPS BUILDERS, INC.

BY: Dixie Griffin Sr. V.P.

Title: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-

Dixie Griffin Sr. V.P.
Affiant

Subscribed and sworn to before me on this the 31st day of May, 1989.

Verna S. Lewis
Notary Public

My Commission expires: 9/24/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Dixie Griffin, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who upon her oath, acknowledged herself to be the Sr. Vice President, of Phillips Builders, Inc., the within named bargainor, a Corporation, and that she as such Sr. Vice 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 Dixie Griffin, as such Officer.

Witness my hand and official seal at office in Nashville, Tennessee on this the 31st day of May, 1989.

Verna S. Lewis
Notary Public

(Seal)

My Commission expires: 9/24/92

EXHIBIT A

WINDSOR GREEN
PROPERTY DESCRIPTION

BOOK 7864 PAGE 371

BEGINNING AT A CONCRETE MONUMENT in the northerly margin of Windsor Trace, being the southeast corner of lot #294 of Windsor Green, Phase II, Section 3, as of Record in Book 6900, page 845, R.O.D.C.T.;

THENCE, with the easterly boundary line of said lot #294, north 31°38'31" east for a distance of 80.00 feet to a monument;

THENCE, with the rear boundary lines of lots #294 and #295 of said section 3, north 09°36'12" west for a distance of 202.37 feet to a monument, the corner between lots #295 and #302;

THENCE, with the rear boundary line of lot #302, north 47°33'31" east, a distance of 125.00 feet to a monument, the corner between lots #302 and #303;

THENCE, along the rear boundary line of lot #303, north 05°34'18" west, a distance of 120.00 feet to a monument;

THENCE, continuing along lot #303 rear boundary and also lot #304 rear boundary, north 55°45'58" west for a distance of 117.15 feet to a monument, the corner between lots #304, #311 and #312;

THENCE, with the rear boundary of lot #312, north 27°45'23" east for a distance of 95.75 feet to a monument;

THENCE, along the rear boundary of lots #313 and #314, north 05°34'18" west for a distance of 120.00 feet to a monument;

THENCE, along the rear boundary of lots #313 and #314, north 55°28'14" west for a distance of 124.20 feet to a monument;

THENCE, with the rear boundary of lot #314, south 84°25'42" west for a distance of 60.00 feet to a monument, the corner between lots #314 and #317;

THENCE, with the rear boundary of lot #317, north 05°34'18" west, a distance of 69.09 feet to a monument, the rear corner between lots #317 and #318;

THENCE, along the rear boundary of lot #318, north 42°33'28" west for a distance of 160.29 feet to a monument, the corner between lots #318 and #319;

THENCE, along the rear boundary of lot #319, north 84°20'31" west for a distance of 87.02 feet to a monument;

THENCE, along the rear boundary of lots #319, #320, #326, #327, #328 and #330, south 77°34'29" west for a distance of 510.93 feet to a monument;

THENCE, leaving said subdivision along the boundary line of Northcreek Associates, Ltd. property, as of Record in Book 6804, page 160, R.O.D.C.T., north 33°38'16" east for a distance of 421.75 feet to an iron pin (witness point);

THENCE, north 03°53'46" east for a distance of 52.95 feet to a point in the centerline of Mansker Creek;

THENCE, the following bearings and distances along the center of said creek with its meanders, north 83°10'46" east, 55.93 feet to a point;

THENCE, south 85°08'28" east, 159.99 feet to a point;

THENCE, south 73°36'32" east, 154.87 feet to a point;

THENCE, south 60°31'33" east, 149.79 feet to a point;

THENCE, south 76°57'44" east, 142.42 feet to a point;

THENCE, south 88°52'33" east, 348.00 feet to a point;

THENCE, south 73°55'54" east, 137.98 feet to a point;

THENCE, south 57°21'21" east, 85.71 feet to a point;

THENCE, south 42°29'54" east, 180.28 feet to a point;

THENCE, south 32°01'33" east, 145.48 feet to a point;

THENCE, south 22°46'33" east, 497.91 feet to a point;

THENCE, south 46°07'59" east, 79.02 feet to a point;

THENCE, leaving creek centerline, south 44°33'40" west, 128.84 feet to a monument, the rear property corner near the center of Lot #208 of Windsor Green, Phase II, Section 1, as of record in Book 6250, page 989, R.O.D.C.T.;

THENCE, several calls along the rear boundary of said section, the first being along the rear boundary of lots #208 and #209, north 68°27'49" west, 205.48 feet to a monument;

THENCE, along the rear boundary of lots #209, #210, #211, and #212, south 71°23'51" west, 261.94 feet to a monument;

THENCE, along the rear boundary of lots #212, #213, and #214, south 40°47'50" west, 195.03 to an iron pin, the rear corner between lots #214 and #215;

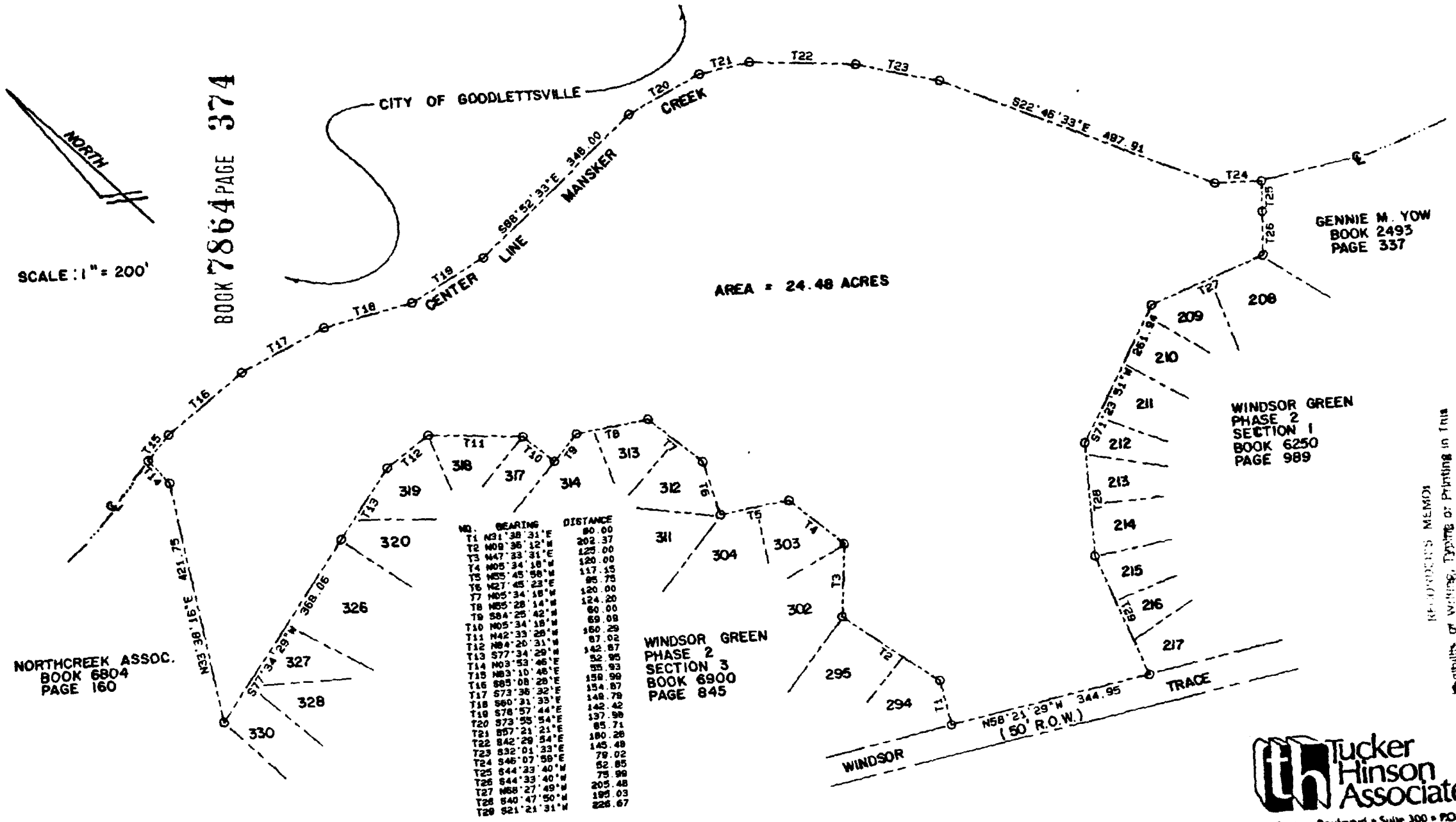
THENCE, with the rear boundary of lots #215, #216, and #217, south 21°21'31" west, 226.67 feet to a monument in the northerly margin of Windsor Trace;

THENCE, along said northerly margin, north 58°21'29" west, 344.95 feet to a monument, the POINT OF BEGINNING, containing 24.478

acres more or less. This property is crossed by an 18" sewer line within an easement, described in Book 6117, page 290, R.O.D.C.T.

prop151

BOOK 7864 PAGE 373



NO.	BEARING	DISTANCE
T1	N31°38'31"E	80.00
T2	N09°36'12"W	202.37
T3	N47°33'31"E	125.00
T4	N05°34'18"W	120.00
T5	N55°45'58"W	117.15
T6	N27°45'23"E	95.75
T7	N05°34'18"W	120.00
T8	N55°28'14"W	124.20
T9	S84°25'42"W	60.00
T10	N05°34'18"W	69.08
T11	N42°33'28"W	160.29
T12	N84°20'31"W	87.02
T13	S77°34'29"W	142.87
T14	N03°53'46"E	52.95
T15	N83°10'48"E	55.93
T16	S85°08'28"E	159.99
T17	S73°36'32"E	154.87
T18	S60°31'33"E	149.79
T19	S78°57'44"E	142.42
T20	S73°55'54"E	137.98
T21	S57°21'21"E	85.71
T22	S42°29'54"E	180.28
T23	S32°01'33"E	145.48
T24	S46°07'59"E	79.02
T25	S44°23'40"W	52.85
T26	S44°33'40"W	75.99
T27	N68°27'49"W	205.48
T28	S40°47'50"W	195.03
T29	S21°21'31"W	226.67

EXHIBIT A - 4

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Tucker Hinson Associates, Inc.
25 Century Boulevard • Suite 300 • P.O. Box 140992
Nashville, Tennessee 37214-0992
TEL. (615) 871-0100 • FAX (615) 885-2083