This instrument prepared by:
H. Marshall Greene, Esq.
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8405 PAGE 408

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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Wembley Downs Homeowners Association, Inc. c/o Phillips Builders, Inc. 2910 Kraft Drive Nashville, Tennessee 37204	Same	Common Area

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, PHILLIPS BUILDERS, INC., a Tennessee corporation, (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto Wembley Downs Homeowners Association, Inc., a Tennessee non-profit corporation, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs,successors, and assigns all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Section One Open Space

Being a 1.378 more or less acre tract of land lying in the 12th Councilmanic District of Davidson County, Tennessee, and being a portion of the Phillips Builders Inc. property of record in Book 8113, Page 918, Register's Office, Davidson County, Tennessee (hereinafter referred to as "RODC"), and being those areas designated as Open Space on the plan of Wembley Downs, Section One, of record at Book 7900, page 263, RODC, and being more particularly described in two tracts, as follows:

Open Space "A"

Beginning at a point on the Westerly margin of Andrew Jackson Parkway, said point being the most Northeasterly corner of the aforementioned Phillips Builders property and the most Southeasterly corner of the National Hermitage of Tennessee, Inc. property of record in Book 5080, page 918, Register's Office, Davidson County, Tennessee; thence with said margin of Andrew Jackson Parkway, South 01 degrees 57 minutes 55 seconds West a distance of 176.50 feet to a point; thence with a return curve to the right having a radius of 25.00 feet, a delta of 90 degrees 00 minutes 00 seconds, a chord bearing of South 46 degrees 57 minutes 55 seconds West, an arc distance of 39.27 feet to a point on the Northerly margin of Wembley Drive; thence with said margin of Wembley Drive, North 88 degrees 02 minutes 05 seconds West a distance of 55.00 feet to a point; thence leaving said margin of Wembley Drive North 01 degrees 57 minutes 55 seconds East a distance of 189.00 feet to a point; thence continuing North 88 degrees 02 minutes 05 seconds West a distance of 113.54 feet to a point on the Northerly margin of Selsey Court North; thence with said margin of Selsey Court North, and with a curve to the left having a radius of 40.00 feet, a delta of 59 degrees 35 minutes 58 seconds, a chord bearing of North 76 degrees 25 minutes 30 seconds West,

an arc distance of 41.61 feet to a point; thence leaving said margin of Selsey Court North, North 16 degrees 13 minutes 29 seconds West a distance of 30.47 feet to a point; thence North 88 degrees 02 minutes 05 seconds West a distance of 100.00 feet to a point; thence North 24 degrees 35 minutes 07 seconds East a distance of 24.81 feet to a point in the Southerly line of the aforementioned Hermitage property; thence with the Southerly line of said Hermitage property, South 79 degrees 55 minutes 42 seconds East a distance of 335.81 feet to the point of beginning, containing 23,267 square feet or 0.534 acres, more or less.

Open Space "B"

Beginning at a point on the Westerly margin of Andrew Jackson Parkway, said point being the most Southeasterly corner of the aforementioned Wembley Downs, and the most Northeasterly corner of Jackson's Meadow Condominiums, the plan of which is of record in Book 5200, page 266, Register's Office, Davidson County, Tennessee; thence with the Northerly line of said Jackson's Meadow, North 83 degrees 14 minutes 09 seconds West a distance of 317.86 feet to a point; thence leaving said line of Jackson's Meadow, North 42 degrees 13 minutes 40 seconds West a distance of 11.84 feet to a point; thence South 88 degrees 02 minutes 05 seconds East a distance of 210.00 feet to a point; thence North 46 degrees 09 minutes 30 seconds East a distance of 50.21 feet to a point; thence North 01 degrees 57 minutes 55 seconds East a distance of 330.50 feet to a point on the Southerly margin of Wembley Drive; thence with said margin of Wembley Drive, South 88 degrees 02 minutes 05 seconds East a distance of 55.00 feet to a point; thence with a return curve to the right having a radius of 25.00 feet, a delta of 90 degrees 00 minutes 00 seconds, a chord bearing of South 43 degrees 02 minutes 05 seconds East, an arc distance of 39.27 feet to a point on the Westerly margin of Andrew Jackson Parkway; thence with said margin of Andrew Jackson Parkway, South 01 degrees 57 minutes 55 seconds West a distance of 376.58 feet to the point of beginning, containing 36,751 square feet or 0.844 acres, more or less.

Being part of the same property conveyed to Phillips Builders, Inc. evidenced in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 23 day of ~~May,~~ July 1991.

PHILLIPS BUILDERS, INC.

By: H. E. Phillips
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. E. Phillips, with whom I am personally acquainted and acknowledged (himself/herself) to be President of Phillips Builders, Inc., the within named bargainor, and that (he/she) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of ~~May~~ July, 1991.

Notary Public

My Commission Expires:
9/26/92

The actual consideration for this transfer of property is Zero Dollars ($0.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 24th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 1-23-93

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PHILLIPS: WEMBLEY QUITCLAIM - 7781