Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.0.

Affiant

Subscribed and sworn to before me this 30 day of March, 1999.

Notary Public

My commission expires: 5/30/99

This instrument prepared by:
Kathryn H. Pennington
Gullett, Sanford, Robinson & Martin, PLLC
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

BOOK 11450 PG. 112

Address new owners as follows:
Brookside Woods Homeowners Association
c/o Larry Powell Builders, Inc.
4814 Old Hickory Boulevard
Hermitage, TN 37076

Send Tax Bills:
Same

Tax Map Number 75
Parcels 64, 65, 69, 70
and 71 (Part of)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **LARRY POWELL BUILDERS, INC,** a Tennessee corporation, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, remises, releases and forever quitclaims unto **BROOKSIDE WOODS HOMEOWNERS ASSOCIATION,** its successors and assigns, its entire right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on the attached Exhibit A, which is incorporated by reference herein, provided however that the undersigned, Larry Powell Builders, Inc., herby reserves the right and* JP

This instrument and the interest hereby released and quitclaimed is subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25 day of March, 1999.

LARRY POWELL BUILDERS, INC.,
a Tennessee corporation

By:
Larry W. Powell, President

*easement to remove soil, rock, trees and vegetation from the subject property for a period of 3 years after the date of this insturment. JP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY W. POWELL** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25 day of March, 1999.

Carolyn S Jerkins
Notary Public

My Commission Expires: 2/16/03

05 79341
99 APR 28 AM 8:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
RECEIVED FOR REFERENCE
26.00

EXHIBIT A

TRACT I

Beginning at the southeast corner of Lot 1, Section One, Brookside Woods, as recorded in Book 9700, Page 397, R.O.D.C., TN.;

Thence, along the easterly line of said Lot 1, N 04°-18'-09" W, 95.00 feet;

Thence, along the northerly lines of Lots 1 and 2, N 76°-55'-12" W, 135.22 feet;

Thence, along the northerly line of Lot 3, N 79°-00'-00" W, 62.00 feet;

Thence, leaving said Lot 3, N 28°-21'-07" E, 70.50 feet;

Thence, generally along Stoners Creek, S 62°-40'-27" E, 163.31 feet;

Thence, S 67°-37'-09" E, 50.44 feet;
Thence, N 73°-45'-02" E, 82.52 feet;
Thence, N 55°-24' 38" E, 385.63 feet;
Thence, N 27°-39'-55" E, 223.82 feet;

Thence, along the westerly margin of Tulip Grove Road, S 06°-28'-39" E, 29.23 feet;

Thence, N 83°-31'-21" E, 10.00 feet;

Thence, along a curve to the right, an arc distance of 197.14 feet, said curve having a radius of 582.39 feet, and a chord of S 04°-53'-24" W, 196.20 feet;

Thence, along a curve to the right, an arc distance of 31.56 feet, said curve having a radius of 25.00 feet, and a a chord of S 50°-44'-48" W, 29.50 feet;

Thence, along the northerly margin of Brookside Woods Blvd., with a curve to the left, an arc distance of 191.25 feet, said curve having a radius of 215.26 feet, and a chord of S 61°-27'-11" W, 185.02 feet;

Thence, S 36°-00'-00" W, 106.50 feet;

Thence, along a curve to the right, an arc distance of 221.24 feet, said curve having a radius of 288.10 feet, and a chord of S 58°-00'-00" W, 215.85 feet;

Thence, S 80°-00'-00" W, 55.00 feet;

Thence, along a curve to the right, an arc distance of 37.75 feet, said curve having a radius of 379.66 feet, and a chord of S 82°-50'-56" W, 37.74 feet to the Point of Beginning and Containing 1.62 Acres or 70,491 square feet.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11450 PG. 115

TRACT 2

Beginning at the northeast corner of Lot 100, Section One, Brookside Woods;

Thence, along the northerly line of said Lot 100, N 30°-29'-21" W, 96.64 feet;

Thence, leaving the said Lot 100 line and along the southerly margin of Brookside Woods Blvd., with a curve to the right, an arc distance of 35.00 feet, said curve having a radius of 165.26 feet, and a chord of N 65°-34'-41" E, 34.94 feet;

Thence, along a curve to the right, an arc distance of 54.20 feet, said curve having a radius of 25.00 feet, and a chord of S 46°-14'-47" E, 44.19 feet;

Thence, along the westerly margin of Tulip Grove Road with a curve to the left, an arc distance of 68.79 feet, said curve having a radius of 560.00 feet, and a chord of S 12°-20'-34" W, 68.75 feet to the Point of Beginning and Containing 3,367 square feet.

TRACT 3

Beginning at the southwest corner of Lot 99, Section 1, Brookside Woods;

Thence, along the southerly line of said Lot 99, S 50°-36'-39" E, 94.97 feet;

Thence, along the northerly margin of the Nashville and Eastern Railroad Right-of-Way, with a curve to the left, an arc distance of 492.43 feet, said curve having a radius of 1478.22 feet, and a chord of S 72°-13'-47" W, 490.15 feet;

Thence, along the eastly line of Lot 98, N 06°-59'-58" E, 79.16 feet;

Thence, along the southerly margin of Brookside Woods Blvd., with a curve to the left, an arc distance of 127.48 feet, said curve having a radius of 429.66 feet, and a chord of N 88°-29'-59" E, 127.01 feet;

Thence, N 80°-00'-00" E, 55.00 feet;

Thence, along a curve to the left, an arc distance of 239.64 feet, said curve having a radius of 338.10 feet and a chord of N 59°-41'-41" E, 234.66 feet to the Point of Beginning and Containing 13,659 square feet.

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TRACT 4

Beginning at the northeast corner of Lot 69, Section 1, Brookside Woods;

Thence, along the northerly line of Lots 69 and 70, S 70°-14'-59" W, 125.39 feet;

Thence, leaving said Lot 70, N 18°-44'-07" E, 22.16 feet;

Thence, along the southerly line of Lot 68, N 74°-03'-26" E, 111.26 feet;

Thence, along the southerlly margin of Tunewood Court, with a curve to the left, an arc distance of 10.00 feet, said curve having a radius of 40.00 feet and a chord of S 23°-06'-17" E, 9.97 feet to the Point of Beginning and Containing 1,636 square feet.

TRACT V

Land in the 2nd. Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the most northerly corner of Lot 79, Section 2, Brookside Woods, as recorded in Book 9700, Page 398, R.O.D.C., TN.;

Thence, along the northerly line of said lot 79, S 67°-17'-14" W, 126.53 feet;

Thence, along the southwesterly line of Lot 79, S 50°-39'-15" E, 125.54 feet;

Thence, along the southerly line of Lot 80, S 84°-37'-21" E, 127.76 feet;

Thence, along the westerly margin of the Nashville and Eastern Railroad Right-of-Way, S 40°-28'-52" W, 691.39 feet;

Thence, along the northerly line of the Hughes Property, as recorded in Book 4312, Page 996, R.O.D.C., TN., N 64°-14'-38" W, 392.13 feet;

Thence, generally along Stoners Creek, N 53°-01'-14" E, 333.55 feet;

Thence, N 60°-02'-48" E, 199.23 feet;
Thence, N 45°-14'-37" E, 79.22 feet;
Thence, N 00°-02'-06" W, 65.09 feet;

Thence, leaving Stoners Creek, N 47°-57'-43" E, 99.18 feet;

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Thence, along the southerly line of Lot 78,
N 81°-36'-41" E, 124.16 feet;

Thence, along the southerly margin of Waynewood Lane, with a curve to the left, an arc distance of 10.00 feet, said curve having a radius of 40.00 feet, and a chord of S 15° 33'-03" E, 9.97 feet to the Point of Beginning and Containing 4.66 Acres, or 203,193 square feet.

Said Tracts I, II, III, IV and V being part of the same property conveyed to Larry Powell Builders, Inc., by instrument of record in Book 10149, page 877, and Book 10178, page 382, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED