PREPARED BY AND RETURN TO:
SETCO
5120 VIRGINIA WAY, SUITE C22
BRENTWOOD, TN 37027
PH: 376-4421

QUITCLAIM DEED

Instr:200001110003643 Page: 1 OF 2
REC'D FOR REC 01/11/2000 9:48:05AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner (s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Smithsprings Townhomes Homeowners' Association	**New Owner**	**Part of 136-156.00 and**
1524 Fernwood Court	Name	**Part of 136-79.00**
Street Address or Route No **Brentwood, TN 37027**	Street Address or Route No	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **McEwen Development, LLC** by these presents does hereby quitclaim and convey unto **Smith Springs Townhomes Homeowners' Association** successors and assigns, all its right, title and interest in and to the following tract of land:

Land in Davidson County, Tennessee, being all Common Area as defined in the Declaration of Covenants, Conditions and Restrictions Smith Springs Townhomes Association, Inc., of record in Book 11666, Page 152, Register's Office for Davidson County, Tennessee and further described as Common Area and Open Area shown on the plan of Phase 1, Smith Springs Townhomes of record in Book 11700, Page 16 and revised of record in Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which Plans reference is hereby made for a more complete description.

It is the purpose of this conveyance to convey unto Smith Springs Townhomes Association, Inc. all open space or common areas shown on said Plan and identified as a total of 5.96 acres, for the common use and enjoyment of the owners of the individual Units of Smith Springs Townhomes subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 11666, Page 151; By-Laws of record in Book 11666, Page 191; Articles of Incorporation of record in Book 11666, Page 149; Attorney Opinion Letter of record in Book 11666, Page 209; Storm water detention agreement of record in Book 11540, Page 482, Book 11628, Page 8, and all matters shown on the Plans of Record in Book 11700, Page 16 as revised of record in Book 11700, Page 42, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this 11th day of January, 2000.

Affiant

My Commission Expires 1/24/2002

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Witness my hand this 11th day of January, 2000.

MCEWEN DEVELOPMENT, LLC

Rick Blackburn

By: Rick Blackburn,
Member/Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Blackburn the within named bargainor with whom I am personally aquainted, and who acknowledged himself to be the Secretary/Member of McEwen Development, LLC, the with bargainor, a limited liability company, and that he as such Secretary/Member, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company, by the said Rick Blackburn as such Secretary/Member.

Witness my hand and official seal at Nashville, Tennessee
This 11th day of January, 2000.

Notary Public

My Commission Expires 1/26/2002

LOUIE GASSER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE