Instr:200003290031447 Page: 1 OF 5
REC'D FOR REC 03/29/2000 10:53:51AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

47

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traceside Homeowner's Association, Inc. (NAME)	Same as New Owner (NAME)	Map: 155-16-A
381 Riverside Drive, Ste 400 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel(s): 348 349
Franklin, TN 37064 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072
FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 2000.

Elizabeth Jones
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Centex Homes ,

by these presents do hereby quitclaim my/our interest unto Traceside Homeowner's Association, Inc. ,

~~his~~ its successors and assigns, all ~~his~~ its right, title and interest in and to the following described tract of land:

See Attached "EXHIBIT A"

Property Address: ,

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

Witness my hand this 28th day of January, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Centex Homes

By: 1.28.00

Div. Pres.

CASTQCDE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kirk Rutter with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division President of the Centex Real Estate Corporation the within named bargainor, a corporation, and that he as such Division President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kirk Rutter as such Division President. .

Witness my hand and official seal at office at Goodlettsville, TN on this the 28th day of January 16 2000 .

My commission expires 3/23/02

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

COMMON SPACE DESCRIPTION
TRACESIDE - SECTION NINE
PARCEL 348 & PARCEL 349

Two tracts of land in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Common Space, Parcels 348 and 349, on the recorded plat of Traceside, Section Nine, Recorded in Instrument Number 200001030000455 and Instrument Number 200001030000456, Registers Office for Davidson County, (R.O.D.C.), Tennessee and being more particularly described as follows:

PARCEL 349

BEGINNING on the westerly end of the northwesterly return curve for Timber Gap Drive (right-of-way width varies) on the northerly right-of-way line of Union Bridge Road and proceeding as follows:

1. With said northerly right-of-way line, North 86°18'06" West, 265.21 feet; thence,
2. North 86°05'30" West, 309.80 feet; thence,
3. Leaving said northerly right-of-way line of said road and with the common property line of W. E. Stephens, Jr. as of record in Deed Book 6072, Page 345, R.O.D.C., Tennessee, North 03°54'30" East, 850.00 feet; thence,
4. North 38°45'40" East, 672.91 feet; thence,
5. North 42°40'14" West, 305.22 feet; thence,
6. North 48°53'15" East, 113.18 feet; thence,
7. Leaving Stephens easterly property line and with the common property line of Traceside, Section 2, as of Record in Plat Book 7900, Page 980, R.O.D.C., Tennessee, North 72°02'46" East, 48.29 feet; thence,
8. South 35°40'27" East, 260.93 feet; thence,
9. South 43°45'05" East, 111.72 feet; thence,
10. South 56°13'09" East, 92.25 feet; thence,
11. South 24°40'48" East, 121.31 feet; thence,
12. South 68°58'23" East, 180.00 feet; thence,
13. North 43°56'21" East, 163.03 feet; thence,
14. Leaving Traceside, Section 1 and with the common property lines of Traceside, Section 1, as of Record in Plat Book 7900, Page 946, R.O.D.C., Tennessee, South 29°37'40" East, 39.54 feet; thence,
15. South 43°56'21" West, 70.06 feet; thence,
16. South 46°23'36" West, 70.00 feet; thence,
17. South 43°36'24" East, 125.00 feet to the northwesterly right-of-way line of Timber Gap Drive; thence,
18. Leaving Traceside, Section 1 and with the common property lines of Traceside, Section 2, as of Record in Plat Book 7900, Page 980, R.O.D.C., Tennessee, with the northwesterly right-of-way line of Timber Gap Drive, South 46°23'38" West, 60.00

feet; thence,

19. Leaving said right-of-way line, North 43°36'24" West, 125.00 feet; thence,
20. South 46°23'36" West, 150.00 feet; thence,
21. South 57°23'41" West, 74.70 feet; thence,
22. North 30°24'31" West, 59.11 feet; thence,
23. North 05°23'23" West, 107.29 feet; thence,
24. North 26°09'59" West, 79.16 feet; thence,
25. North 68°58'23" West, 15.63 feet; thence,
26. South 32°08'37" West, 123.24 feet to the northerly right-of-way line of Meadow Glen Court; thence,
27. In a northwesterly direction and with a 40.00 - foot radius curve to the left, having a central angle of 28°57'18" for an arc length of 20.21 feet and a chord bearing and distance of North 57°51'23" West, 20.00 feet; thence,
28. Leaving said northerly right-of-way line, North 32°08'37" East, 119.31 feet; thence,
29. North 68°58'23" West, 94.81 feet; thence,
30. South 58°22'02" West, 40.00 feet; thence,
31. South 85°26'27" West, 51.47 feet; thence,
32. South 57°21'07" West, 58.45 feet; thence,
33. South 08°12'42" West, 76.55 feet; thence,
34. South 35°58'43" West, 37.85 feet; thence,
35. South 21°38'23" East, 90.00 feet; thence,
36. South 38°45'40" West, 186.84 feet; thence,
37. South 65°06'55" East, 124.13 feet to the northwesterly right-of-way line of High Point Trace Court; thence,
38. In a southwesterly direction and with a 40.00 - foot radius curve to the left, having a central angle of 29°09'37" for an arc length of 20.36 feet and a chord bearing and distance of South 31°36'41" West, 20.14 feet; thence,
39. Leaving said northwesterly right-of-way line, North 65°06'55" West, 126.71 feet; thence,
40. South 38°45'40" West, 52.70 feet; thence,
41. South 18°46'39" East, 47.93 feet; thence,
42. Leaving the common property lines of Traceside, Section 2, South 83°46'33" West, 54.18 feet; thence,
43. South 06°13'27" East, 163.64 feet to the northerly right-of-way line of Trace Ridge Lane; thence,
44. In a westerly direction and with a 40.00 - foot radius curve to the left, having a central angle of 14°21'41" for an arc length of 10.03 feet and a chord bearing and distance of South 83°46'33" West, 10.00 feet; thence,
45. Leaving said northerly right-of-way line, North 06°13'27" West, 163.64 feet; thence,
46. South 83°46'33" West, 133.72 feet; thence,
47. South 03°54'30" West, 662.59 feet; thence,
48. South 40°15'28" East, 49.30 feet; thence,
49. South 86°05'30" East, 389.52 feet; thence,
50. North 60°10'31" East, 80.00 feet; thence
51. South 84°51'26" East, 89.60 feet to the westerly right-of-way line of Timber Gap

Drive; thence

52. In a southerly direction and with a 730.41 - foot radius curve to the left, having a central angle of 01°26'40" for an arc length of 18.41 feet and a chord bearing and distance of South 04°25'14" West, 18.41 feet; thence,
53. South 03°41'55" West, 28.00 feet
54. With a 25.00 - foot radius return curve to the right, having a central angle of 89°59'47" for an arc length of 39.27 feet and a chord bearing and distance of South 48°42'00" West, 35.35 feet to the point of beginning and containing 286,702 Square Feet or 6.582 Acres more or less.

PARCEL 348

COMMENCING on the westerly end of the northwesterly return curve for Timber Gap Drive (right-of-way width varies) on the northerly right-of-way line of Union Bridge Road and proceeding as follows: (1) With the northerly right-of-way line of said road, South 86°18'06" East, 110.00 feet to the point of beginning; thence,

1. In a northwesterly direction and with the easterly right-of-way line of Timber Gap Drive and with a 25.00 - foot radius curve to the right, having a central angle of 90°00'00" for an arc length of 39.27 feet and a chord bearing and distance of North 41°18'06" West, 35.36 feet; thence,
2. North 03°41'55" East, 28.00 feet; thence,
3. With a 708.05 - foot radius curve to the right, having a central angle of 01°50'26" for an arc length of 22.75 feet and a chord bearing and distance of North 05°03'59" East, 22.74 feet; thence,
4. Leaving said easterly right-of-way line, South 83°14'59" East, 324.55 feet; thence,
5. With the common property line of Traceside, Section Eight, as of Record in Plat Book 9700, Page 659, R.O.D.C., Tennessee, South 06°45'00" West, 58.60 feet to the northerly right-of-way line of Union Bridge Road; thence,
6. Leaving Section Eight and with the northerly right-of-way line of said road, North 86°18'06" West, 296.18 feet to the point of beginning and containing 21,562 Square Feet or 0.495 Acres more or less.

Being a part of the property owned by Centex Homes as of Record in Deed Book 10459, Page 106, R. O. D. C., Tennessee.

G:\87041\section9\OPENSPAC.WPD
A. C. HOUSE JANUARY 18, 2000