THIS INSTRUMENT PREPARED BY:
Charles E. Murphy, Jr.
Powell, Goldstein, Frazer & Murphy, LLP
191 Peachtree St., Suite 1600
Atlanta, Georgia 30303

Davidson County DEEDQC
Recvd: 07/19/01 15:48 6pgs
Fees:32.00 Taxes:0.00
20010719-0076872

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, a Nevada limited partnership (the "Grantor"), for and in consideration of $10.00, does hereby bargain, sell, remise, release, quitclaim and convey unto BROWNSTONE HOMEOWNERS ASSOCIATION, INC., a non-profit corporation ("Grantee"), the following described property:

All right title and interest in and to the real estate located in the County of Davidson, Tennessee, to-wit:

See Exhibit A attached hereto and incorporated herein.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument as of this the 24th day of May, 2001.

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

By: Radnor Homes, Inc.
General Partner

By: _____
Daniel E. Doherty
President

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel E. Doherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of Radnor Homes, Inc., general partner of Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, and that Daniel E. Doherty, as such President, being authorized so to do, executed the foregoing instrument by signing the name of the company by himself as President.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this th... May, 2001.

Patricia A Russell
NOTARY PUBLIC

PATRICIA A RUSSELL NOTARY PUBLIC AT LARGE DAVIDSON TEN...

MY COMMISSION EXPIRES:

July 26, 2003

PROPERTY ADDRESS:
No address assigned

NEW OWNER
MAIL TAX BILLS TO: (Person or Agency responsible for payment of taxes)
Brownstone H.O.A. Inc.
c/o. Gasser Property Management
P.O. Box 270156
Nashville, TN 37227

Tax Parcel I.D.: None assigned

State Tax : $___
Register's Fee: $___
Document Fee: $___
Recording Fee : $___
Total: $___

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $___0___.

Timothy Wait, President BHOA. TIMOTHY F. WAIT
7-2-01
Affiant

Subscribed and sworn to before me this 2nd day of July, 2001.

Notary Public

My Commission Expires: January 26, 2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared by: Anderson-Delk & Associates
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description

Open Space Areas
Brownstone Residential P.U.D.
Sections One and Two

Open Space 1A

Being an Open Space Tract as shown on the plan of Brownstone, Section One, of record in Plat Book 9700, page 496, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Cloverland Drive, said point being at the westerly end of a return curve at the intersection of the westerly margin of Brownstone Drive;
Thence with said margin of Cloverland Drive,
North 87 Degrees 48 Minutes 41 Seconds West a distance of 63.33 feet to a point;
Thence North 23 Degrees 47 Minutes 14 Seconds East a distance of 86.54 feet to a point;
Thence North 81 Degrees 26 Minutes 51 Seconds East a distance of 56.24 feet to a point in the westerly margin of Brownstone Drive;
Thence with said margin of Brownstone Drive, the following two calls:
along a curve to the right having a radius of 495.01 feet through a central angle of 04 Degrees 01 Minutes 15 Seconds, said curve having a chord direction of South 00 Degrees 10 Minutes 42 Seconds West and a chord length of 34.73 feet to a point;
Thence South 02 Degrees 11 Minutes 19 Seconds West a distance of 31.23 feet to a point;
Thence along a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, said curve having a chord direction of South 47 Degrees 11 Minutes 19 Seconds West and a chord length of 35.36 feet to the Point of Beginning, containing 0.137 acres or 5980 square feet more or less.

Open Space 1B

Being an Open Space Tract as shown on the plan of Brownstone, Section One, of record in Plat Book 9700, page 496, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Cloverland Drive, said point being at the easterly end of a return curve at the intersection of the easterly margin of Brownstone Drive;
Thence with said return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, said curve having a chord direction of North 42 Degrees 48 Minutes 41 Seconds West and a chord length of 35.36 feet to a point on the easterly margin of Brownstone Drive;
Thence with said margin of Brownstone Drive,
North 02 Degrees 11 Minutes 19 Seconds East a distance of 31.23 feet to a point;
Thence along a curve to the left having a radius of 545.01 feet through a central angle of 02 Degrees 37 Minutes 23 Seconds, said curve having a chord direction of North 00 Degrees 52 Minutes 37 Seconds East and a chord length of 24.95 feet to a point;
Thence along a curve to the right having a radius of 25.00 feet through a central angle of 85 Degrees 28 Minutes 19 Seconds, said curve having a chord direction of North 42 Degrees 18 Minutes 06 Seconds East and a chord length of 33.93 feet to a point;
Thence North 85 Degrees 02 Minutes 15 Seconds East a distance of 43.00 feet to a point;

Thence South 03 Degrees 21 Minutes 46 Seconds West a distance of 112.50 feet to a point;
Thence North 87 Degrees 48 Minutes 41 Seconds West a distance of 36.66 feet to the Point of Beginning, containing 0.151 acres or 6593 square feet, more or less.

Open Space 1C

Being an Open Space Tract as shown on the plan of Brownstone, Section One, of record in Plat Book 9700, page 496, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northeasterly margin of Almadale Circle, said point being the most westerly corner of Lot 30 on said plan of Brownstone, Section One ;
Thence with said margin of Almadale Circle,
North 39 Degrees 22 Minutes 09 Seconds West a distance of 18.88 feet to a point;
Thence along a curve to the right having a radius of 489.40 feet through a central angle of 10 Degrees 27 Minutes 05 Seconds, said curve having a chord direction of North 34 Degrees 08 Minutes 37 Seconds West and a chord length of 89.15 feet to a point;
Thence North 61 Degrees 04 Minutes 55 Seconds East a distance of 179.56 feet to a point;
Thence North 20 Degrees 04 Minutes 41 Seconds West a distance of 92.43 feet to a point;
Thence North 04 Degrees 28 Minutes 09 Seconds East a distance of 366.04 feet to a point;
Thence North 56 Degrees 58 Minutes 45 Seconds West a distance of 122.05 feet to a point;
Thence South 34 Degrees 34 Minutes 57 Seconds West a distance of 148.03 feet to a point;
Thence along a curve to the left having a radius of 40.00 feet through a central angle of 09 Degrees 43 Minutes 25 Seconds, said curve having a chord direction of North 60 Degrees 16 Minutes 46 Seconds West and a chord length of 6.78 feet to a point;
Thence North 24 Degrees 51 Minutes 32 Seconds East a distance of 149.88 feet to a point;
Thence North 56 Degrees 58 Minutes 45 Seconds West a distance of 123.87 feet to a point;
Thence North 03 Degrees 46 Minutes 28 Seconds East a distance of 222.23 feet to a point;
Thence North 02 Degrees 52 Minutes 13 Seconds East a distance of 129.44 feet to a point;
Thence South 84 Degrees 08 Minutes 18 Seconds East a distance of 39.50 feet to a point;
Thence South 86 Degrees 49 Minutes 04 Seconds East a distance of 344.99 feet to a point;
Thence South 87 Degrees 51 Minutes 19 Seconds East a distance of 49.17 feet to a point;
Thence South 05 Degrees 24 Minutes 33 Seconds West a distance of 256.30 feet to a point;
Thence South 12 Degrees 00 Minutes 30 Seconds West a distance of 412.03 feet to a point;
Thence South 14 Degrees 06 Minutes 20 Seconds West a distance of 240.00 feet to a point;
Thence South 07 Degrees 20 Minutes 04 Seconds West a distance of 107.07 feet to a point;
Thence South 50 Degrees 37 Minutes 51 Seconds West a distance of 169.19 feet to the Point of Beginning, containing 5.928 acres or 258241 square feet more or less.

Open Space 1D

Being an Open Space Tract as shown on the plan of Resubdivision of Lots 19, 20, and Open Space, Brownstone, Section One, of record at Instrument No. 20001002-0097054, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly margin of Almadale Circle, said point being the most northerly corner of Lot 18 on the plan of Brownstone, Section One, of record in Plat Book 9700, page 496, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said Lot 19,
South 50 degrees 37 minutes 51 seconds West a distance of 163.47 feet to an iron pin set;
Thence with the common line of Lot 14 on said plan of Brownstone, Section One, the following two calls:
South 30 degrees 00 minutes 35 seconds West a distance of 103.18 feet to an iron pin set;

South 44 degrees 01 minutes 40 seconds East a distance of 120.00 feet to an iron pin set on the margin of a cul-de-sac at the northwesterly terminus of Brownstone Drive;
Thence with said margin of Brownstone Drive, and with a curve to the left having a radius of 40.00 feet through a central angle of 14 degrees 00 minutes 39 seconds, a chord bearing of South 38 degrees 58 minutes 01 seconds West, a chord distance of 9.76 feet to an iron pin set;
Thence with the common line of Lot 13 on said plan of Brownstone, Section One,
North 58 degrees 02 minutes 19 seconds West a distance of 166.15 feet to an iron pin set in the easterly line of the Joseph A. Wall Jr. et ux Property of record in Deed Book 8733, page 901, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Wall Property,
North 03 degrees 44 minutes 25 seconds East a distance of 190.46 feet to an iron pin set;
Thence with the southeasterly line of Lot 20 on said plan of Resubdivision of Lots 19, 20, & Open Space, Section One, Brownstone,
North 50 degrees 56 minutes 17 seconds East a distance of 182.89 feet to an iron pin set in the southwesterly margin of Almadale Circle;
Thence with said margin of Almadale Circle, the following two calls:
With a curve to the left having a radius of 539.40 feet through a central angle of 00 degrees 18 minutes 26 seconds, a chord bearing of South 39 degrees 12 minutes 56 seconds East, a chord distance of 2.89 feet to an iron pin set;
Thence South 39 degrees 22 minutes 09 seconds East a distance of 134.67 feet to the Point of beginning, containing 40,760 square feet or 0.936 acres, more or less.

Open Space 2A

Being an Open Space Tract as shown on the plan of Revision One, Brownstone, Section Two, of record in Plat Book 9700, page 942, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Greystoke Drive,said point being the most southeasterly corner of Lot 70 on said plan of Brownstone, Section Two;
Thence North 11 Degrees 00 Minutes 15 Seconds West a distance of 40.30 feet to a point;
Thence North 03 Degrees 21 Minutes 46 Seconds East a distance of 316.89 feet to a point;
Thence South 87 Degrees 48 Minutes 41 Seconds East a distance of 52.37 feet to a point;
Thence North 13 Degrees 30 Minutes 18 Seconds East a distance of 336.98 feet to a point;
Thence North 10 Degrees 43 Minutes 34 Seconds East a distance of 247.57 feet to a point;
Thence North 15 Degrees 13 Minutes 51 Seconds East a distance of 100.14 feet to a point;
Thence North 02 Degrees 55 Minutes 50 Seconds East a distance of 117.70 feet to a point;
Thence North 29 Degrees 14 Minutes 51 Seconds West a distance of 49.67 feet to a point;
Thence South 57 Degrees 36 Minutes 01 Seconds West a distance of 184.84 feet to a point;
Thence along a curve to the left having a radius of 40.00 feet through a central angle of 14 Degrees 21 Minutes 41 Seconds, said curve having a chord direction of North 32 Degrees 23 Minutes 59 Seconds West and a chord length of 10.00 feet to a point;
Thence North 57 Degrees 36 Minutes 01 Seconds East a distance of 185.39 feet to a point;
Thence North 29 Degrees 14 Minutes 51 Seconds West a distance of 29.12 feet to a point;
Thence South 88 Degrees 40 Minutes 57 Seconds East a distance of 91.49 feet to a point;
Thence South 87 Degrees 58 Minutes 43 Seconds East a distance of 152.26 feet to a point;
Thence South 03 Degrees 21 Minutes 46 Seconds West a distance of 878.29 feet to a point;
Thence North 87 Degrees 48 Minutes 41 Seconds West a distance of 349.00 feet to a point;
Thence South 03 Degrees 21 Minutes 46 Seconds West a distance of 346.13 feet to the Point of Beginning, containing 4.978 acres or 216854 square feet, more or less.

Open Space 2B

Being an Open Space Tract as shown on the plan of Revision One, Brownstone, Section Two, of record in Plat Book 9700, page 942, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the margin of a cul-de-sac at the northerly terminus of Nevil pointe, said point being the most northeasterly corner of Lot 51 on said plan of Brownstone, Section Two; Thence North 56 Degrees 47 Minutes 10 Seconds West a distance of 195.74 feet to a point; Thence North 05 Degrees 24 Minutes 33 Seconds East a distance of 34.23 feet to a point; Thence South 87 Degrees 51 Minutes 19 Seconds East a distance of 57.57 feet to a point; Thence South 39 Degrees 23 Minutes 15 Seconds East a distance of 171.20 feet to a point; Thence along a curve to the left having a radius of 40.00 feet through a central angle of 12 Degrees 42 Minutes 08 Seconds, said curve having a chord direction of South 39 Degrees 33 Minutes 54 Seconds West and a chord length of 8.85 feet to the Point of Beginning, containing 0.174 acres or 7597 square feet, more or less.

Being part of the same property conveyed to Pulte Homes Tennessee, a Nevada limited partnership by deed from James Edwards Brown, married, of record in Book 11113, page 752, said Register's Office