Davidson County DEEDQC
Recvd: 08/10/01 15:40 2pgs
Fees:12.00 Taxes:0.00

20010810-0086561

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian #15668
ORTALE, KELLEY, HERBERT & CRAWFORD
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Rick Blackburn
Affiant

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

Joan Alessia Notary Public

My commission expires: MY COMMISSION EXPIRES NOV. 29, 2003

NOTARY PUBLIC AT LARGE DAVIDSON

Address New Owner as Follows:
Smith Springs Townhomes Association, Inc.
c/o Gasser Property Management
P. O. Box 270156
Nashville, Tennessee 37227-0156

Send Tax Bills to:
Same

Map-Parcel Numbers
136-15-0-B
Par 130.0000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No\100 ($10.00) Dollars, cash in hand paid, we, **Regent Development, LLC**, a Tennessee Limited Liability Company, hereby convey, remise, release and quitclaim unto **Smith Springs Townhomes Association, Inc.**, a Tennessee not for profit corporation, its successors and assigns, the following described parcel of land in Davidson County, Tennessee:

All of the areas set out as general common elements as defined in the Plan of Smith Springs Townhomes, Phase II, of record as Instrument Number 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

* See Derivation Below

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

And now, Regent Development, LLC, does hereby convey, remise, release and forever quitclaim unto Smith Springs Townhomes Association, Inc., its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 2nd day of August, 2001.

REGENT DEVELOPMENT, LLC, a Tennessee Limited Liability Company

By: Rick Blackburn

Its: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Rick Blackburn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be Secretary of REGENT DEVELOPMENT, LLC, a Tennessee Limited Liability Company, and that he as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as said Regent Development.

Witness my hand and official seal at Nashville Davidson Tennessee, this 2 day of Aug, 2001.

Joan Alesia Mabry
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES NOV. 29, 2003

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NOTARY PUBLIC AT LARGE

* Being the same property conveyed to McEwen Dev. Co. by Deeds of Record in Book 11267 page 539 and Book 11536 page 885 R.O.D.C. The said McEwen Dev. Co. now known as Regent Dev. Co. by virtue of articles of amendment to the charter of record in instrument number 20000316000269 59 R.O.D.C.