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 7 DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES: 10-1-2

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NOS |
|---|---|---|
| (NAME)<br>**BOONE TRACE HOMEOWNERS' ASSOCIATION, INC.** | (NAME)<br>**Same** | **Map: 126**<br>**Parcel: 65** |
| (STREET ADDRESS OR ROUTE NO.)<br>**5115 MARYLAND WAY, SUITE 300** | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP)<br>**BRENTWOOD, TENNESSEE 37027** | (CITY) (STATE) (ZIP) | |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION OF** the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NVR, INC. D/B/A FOX RIDGE HOMES AND TENN. CONTRACTORS, INC.**, have herewith bargained and sold, and by these presents do remise, release and QUITCLAIM unto **BOONE TRACE HOMEOWNERS ASSOCIATION, INC.**, all of their right, title and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being all land designated as open space area or common area from the following plats of the phases or sections of the development known as Boone Trace at Biltmore:

**PHASE ONE, BOONE TRACE AT BILTMORE**, recorded in Book 7900, Page 667, RODC, Tennessee.

**SECTION TWO, BOONE TRACE AT BILTMORE**, recorded in Book 9700, Pages 316-317, RODC, Tennessee.

**SECTION THREE, BOONE TRACE AT BILTMORE**, recorded in Book 9700, Pages 758-759, RODC, Tennessee.

**SECTION FOUR, BOONE TRACE AT BILTMORE**, recorded in Book 9700, Pages 932-933, RODC, Tennessee.

**SECTION FIVE, BOONE TRACE AT BILTMORE**, recorded in Instrument 200006220062086, RODC, Tennessee.

**SECTION SIX, BOONE TRACE AT BILTMORE**, recorded in Instrument 20010607-0060003, RODC, Tennessee.

Davidson County DEEDQC
Recvd: 11/19/01 16:42 3pgs
Fees:17.00 Taxes:0.00
20011119-0126831

3987

**SECTION SEVEN, BOONE TRACE AT BILTMORE**, recorded in Instrument 20010607-0060003, RODC, Tennessee.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from First Hotel Investment Corporation, of record in Book 10037, Page 396, Register's Office for Davidson County, Tennessee and part of the same property conveyed to Tenn. Contractors, Inc. by deed from Branstetter Family Partners, and Cecil D. Branstetter, of record in Instrument No. 200008280084736, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive Covenants contained in instrument of record, Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

2. The PUD Boundary Master Plat, Boone Farm at Biltmore, of record in Book 6900, Page 470, Register's Office of Davidson County, Tennessee, and the plats of record for the seven sections listed hereinabove showing certain building limits, certain notes and requirements, to which Plat specific references are here made.

This is unimproved property, known as open space areas in **BOONE TRACE AT BILTMORE, NASHVILLE, TENNESSEE 37221.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this 17th day of October, 2001.

**NVR, INC. D/B/A FOX RIDGE HOMES**

By: _____
**ANN MCKNIGHT,**
**CHIEF FINANCIAL OFFICER**

**TENN. CONTRACTORS, INC.**

By: _____
**JOHN RING,**
**PRESIDENT**

**STATE OF TENNESSEE }**
**COUNTY OF DAVIDSON }**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **ANN MCKNIGHT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Chief Financial Officer** of **NVR, INC. D/B/A FOX RIDGE HOMES**, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

**WITNESS** my hand and official seal at Nashville, Tennessee, this 17th day of October 2001.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Deborah R. Buford
**Notary Public**

**My Commission Expires:**
10-1-2002

**STATE OF TENNESSEE }**
**COUNTY OF DAVIDSON }**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN RING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **TENN. CONTRACTORS, INC.**, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

**WITNESS** my hand and official seal at Nashville, Tennessee, this 17th day of October, 2001.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Deborah R. Buford
**Notary Public**

**My Commission Expires:**
10-1-2002