Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
River Retreat II, Ltd. _____ _____	See Attached	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

DEED WAIVING CONDOMINIUM REGIME

WHEREAS, that certain Master Deed of record on Book 7052, page 593, Register's Office for Davidson County, Tennessee, as amended by Amendment of Master Deed of River Retreat II Condominiums of record in Book 7073, page 369, said Register's Office (collectively, the "Master Deed"), imposed a horizontal property regime on certain real property located in Davidson County, Tennessee known as River Retreat II Condominiums (the "Condominium"); and

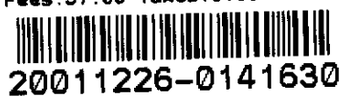
WHEREAS, RIVER RETREAT II, LTD., a Tennessee limited partnership (the "Grantor"), is the owner of all 144 units in the Condominium as listed on Exhibit A; and

WHEREAS, Grantor desires to terminate the Condominium;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents does hereby waive the horizontal property regime and merges the filial estates with the principal property, in accordance with the provisions of T.C.A. § 66-27-109.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDMAST
Recvd: 12/26/01 10:40 7pgs
Fees:37.00 Taxes:0.00



20011226-0141630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26 day of December, 2001.

Notary Public
My Commission Expires: January 1



IN WITNESS WHEREOF, the Grantor has executed this Deed this 26 day of December, 2001.

RIVER RETREAT II, LTD., a Tennessee limited partnership

By: The Equity Group, Inc., General Partner

By: _____
H.E. McLaughlin, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shelby Harvill, Notary Public, H.E. McLaughlin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the President of The Equity Group, Inc., a corporation, and that said corporation is a general partner of River Retreat II, Ltd., a Tennessee limited partnership, and is authorized by said corporation, said corporation being authorized by River Retreat II, Ltd. to execute this instrument on behalf of River Retreat II, Ltd.

WITNESS my hand, at office, this 26 day of December, 2001.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES January 14, 2004

EXHIBIT A

Certain condominium units, comprising Units 801-944 in Building A, established pursuant to Master Deed for River Retreat at Book 7052, page 593, Register's Office for Davidson County, Tennessee, as amended in Book 7073, page 369, said Register's Office.

Being part of the same property conveyed to River Retreat II, Ltd., a Tennessee limited partnership, by deed from Driver Properties, a Tennessee general partnership, as of record in Book 7052, page 661, Book 7073, page 373, and by Quitclaim Deed of record in Book 7073, page 384, Register's Office for Davidson County, Tennessee.

It being understood that fee title to the following property shall be hereafter vested in Grantor:

Land lying in the 2nd (formerly the 11th) Civil District, Davidson County, Tennessee, being known as Driftwood Bend and described according to a survey by McConnell Engineering, dated 8/20/85 as follows:

Beginning at a new concrete monument on the northerly right-of-way (60') of Cheyenne Boulevard, approximately 465 feet southeast of the intersection of Cheyenne and Manzano Road, said point being the southeast corner of River Retreat as recorded in Book 6250, Page 238, R.O.D.C., Tennessee and also being the southwest corner of the herein described tract; thence coincident with the southeasterly line of said River Retreat, N 46° 19' 42" E 799.96 feet to an old iron rod, being a corner of the Logan A. Boggs and William G. Steele, Jr. property, recorded in Book 5411, Page 834, R.O.D.C., Tennessee; thence along the most southeasterly line of said Boggs property, N 88° 30' 00" E 542.00 feet (passing a new iron rod, a witness point, at 482.00 feet) to the low water line in the Cumberland River; thence S 32° 30' 00" E 809.95 feet to a point in said low water line; thence leaving said river, and adjacent to a fence line, N 88° 10' 18" W 101.97 feet to a new iron rod (passing a new iron rod by a 16 inch maple at 37.50 feet); thence continuing adjacent to said fence line, N 84° 15' 07" W 377.81 feet to a new iron rod at fence break, thence S 88° 32' 39" W 244.19 feet to a new iron rod in the fence, being S 37° 08' 37" W 4.71 feet from an old iron rod; thence S 37° 08' 37" W 150.19 feet to an old poured concrete monument being the southwest corner of Cumberland View Towers, recorded in Book 5345, Page 662, R.O.D.C., Tennessee, said monument being on the aforementioned right-of-way of Cheyenne Blvd.; thence along said right-of-way, around a 830.00 feet radius curve, which chord bears N 70° 13' 06" W 247.36 feet, a length of 248.29 feet to the end of curve; thence N 77° 01' 00" W 523.62 feet to the point of beginning, containing 16.20 acres.

SCHEDULE 1

Map and Parcel Numbers

Map	Parcel ID
052-04-0B	801.00 CO
052-04-0B	802.00 CO
052-04-0B	803.00 CO
052-04-0B	804.00 CO
052-04-0B	805.00 CO
052-04-0B	806.00 CO
052-04-0B	807.00 CO
052-04-0B	808.00 CO
052-04-0B	809.00 CO
052-04-0B	810.00 CO
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052-04-0B	812.00 CO
052-04-0B	813.00 CO
052-04-0B	814.00 CO
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