Davidson County DEEDMAST
Recvd: 03/18/02 08:05 6pgs
Fees:32.00 Taxes:0.00
20020318-0033213

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNERS AS FOLLOWS:

The Meadows, Phase Four,
c/o Lakeshore Estates, Inc.
8044 Coley Davis Road
Nashville, TN 37221

SEND TAX BILLS TO: MAP & PARCEL NO.

Same

Map 141
Parcel Part of Parcel 14

**MASTER DEED**

**ESTABLISHING A HORIZONTAL PROPERTY REGIME OF**

**THE MEADOWS, PHASE FOUR**

THIS MASTER DEED is made this 17 day of March, 2002 by LAKESHORE ESTATES, INC. (hereinafter called "Developer"), for itself, its successors or assigns wherein the Developer makes the following declarations and submissions:

WHEREAS, the Developer has previously submitted certain property known as The Meadows, Phase One, Section One to a Horizontal Property Regime as established by Master Deed of record in Book 7802, Page 221, Register's Office for Davidson County Tennessee; and The Meadows, Phase Two of Record in Book 9467, Page 31, said Register's Office.

WHEREAS, said Master Deed made reference to future development of property adjoining Phase Three of The Meadows; and

WHEREAS, Developer now desires to submit the property known as Phase Four herein to a Horizontal Property Regime (see attached Schedule A);

NOW, THEREFORE, the Developer adopts the Master Deed and By-Laws of The Meadows, Phase One, Section One of record in Book 7802, Page 221, Register's Office for Davidson County, Tennessee and incorporates said Master Deed and By-Laws herein (except as stated hereinafter) as fully as if copied verbatim.

NOW, THEREFORE, the Developer, as the legal title holder of the real estate described herein and for the purposes set forth above declares as follows:

1. PURPOSE. The purpose of this Master Deed is to submit the land described in Schedule A attached hereto and made a part hereof and any improvements thereon to the Regime established by Chapter 27 of Title 66 of Tennessee Code Annotated, thereby establishing a Horizontal Property Regime for the said property; reserving for the Developer, however, perpetual easements in the land for the purpose of using the land area of the property in conjunction with the adjoining acreage described in Section 5, shown on the attached Schedule A herein attached to satisfy existing or future zoning law requirements relating to the ratio of land or lot area to family units and for the other purposes stated in the Master Deed and By-Laws adopted and incorporated herein by reference.
2. NAME AND ADDRESS. The name by which the Horizontal Property Regime is to be identified is THE MEADOWS (PHASE FOUR), Condominiums, and it is located on streets known as White Oak Lane, Bent Tree Drive and Birch Glen Court, Nashville, Davidson County, Tennessee.
3. SUBMISSION OF THE PROPERTY. The Developer as the legal title holder of the real estate above set forth hereby submits the land described on Schedule A together with the buildings and improvements thereon, to the provisions of Chapter 27 of Title 66 Tennessee Code Annotated, hereby establishing a Horizontal Property Regime on the land

shown on the attached Schedule A; provided, however, easements are hereby reserved in Phase Two by the Developer for the benefit of adjoining tracts of land which may be developed and for the following uses; (i) an easement is reserved in the land of Phase Two, exclusive of the buildings, to use the land area of Phase Two in conjunction with the remaining acreage as described in the Master Deed of record in Book 7802, Page 221, Register's Office for Davidson County, Tennessee to satisfy existing or future zoning law requirements, relating to the ratio of land or lot area to family units, when the adjacent land described in Section 5 of Schedule A hereto is developed, should Developer choose to develop such adjacent land; (ii) Easements are hereby reserved in Phase Two for the benefit of the owners of apartments or units in Horizontal Property Regimes or Planned Unit Developments which may be established by the Developer on Section 5 of Schedule A, which easements should be for the use by the occupants of units in the buildings which may be constructed on Section 5 of Schedule A, if such buildings are constructed, for driveways and public utility service facilities located on Phase Two at the time any development is established on Schedule B; (iii) and the Developer shall have the unrestricted right, at its sole expense, to relocate, expand, modify, reduce or extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate sewers, utility lines or service connections, in order to serve the existing buildings with their co-owners or tenants along with other buildings which may be constructed on Section 5 of Schedule A and their co-owners and tenants. The unrestricted rights reserved by Developer in this paragraph shall be assignable by it, and the provisions hereof are expanded upon and further explained in the By-Laws applicable hereto and made a part hereof by reference.

4. LAND INCLUDED IN PROPERTY. The land included in the property consists of the land described in Schedule A hereto, which is made a part hereof by reference. Said land will sometimes be referred to as the "property" or The Meadows, Phase Four.

5. THE BUILDINGS. Throughout the Master Deed and the By-Laws the words units or apartments are used interchangeably and carry the same meaning. The buildings will consist of cottage type units, with two units to each building. There will be a total of 36 buildings consisting of 72 units. The buildings will be substantially completed as shown on said plan, provided, however, the Developer reserves a right to adjust building locations as necessary to adapt to topography.

6. THE REMAINING TERMS. The remaining terms of the Master Deed and By-Laws establishing a Horizontal Property Regime of The Meadows, Phase One, Section One, of record in Book 7802, Page 221, are incorporated herein by reference as fully as if copied verbatim.

IN WITNESS WHEREOF, the Developer has executed this Master Deed at Nashville, Davidson County, Tennessee on this 17th day of March, 2002.

LAKESHORE ESTATES, INC.

By: D. H. Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

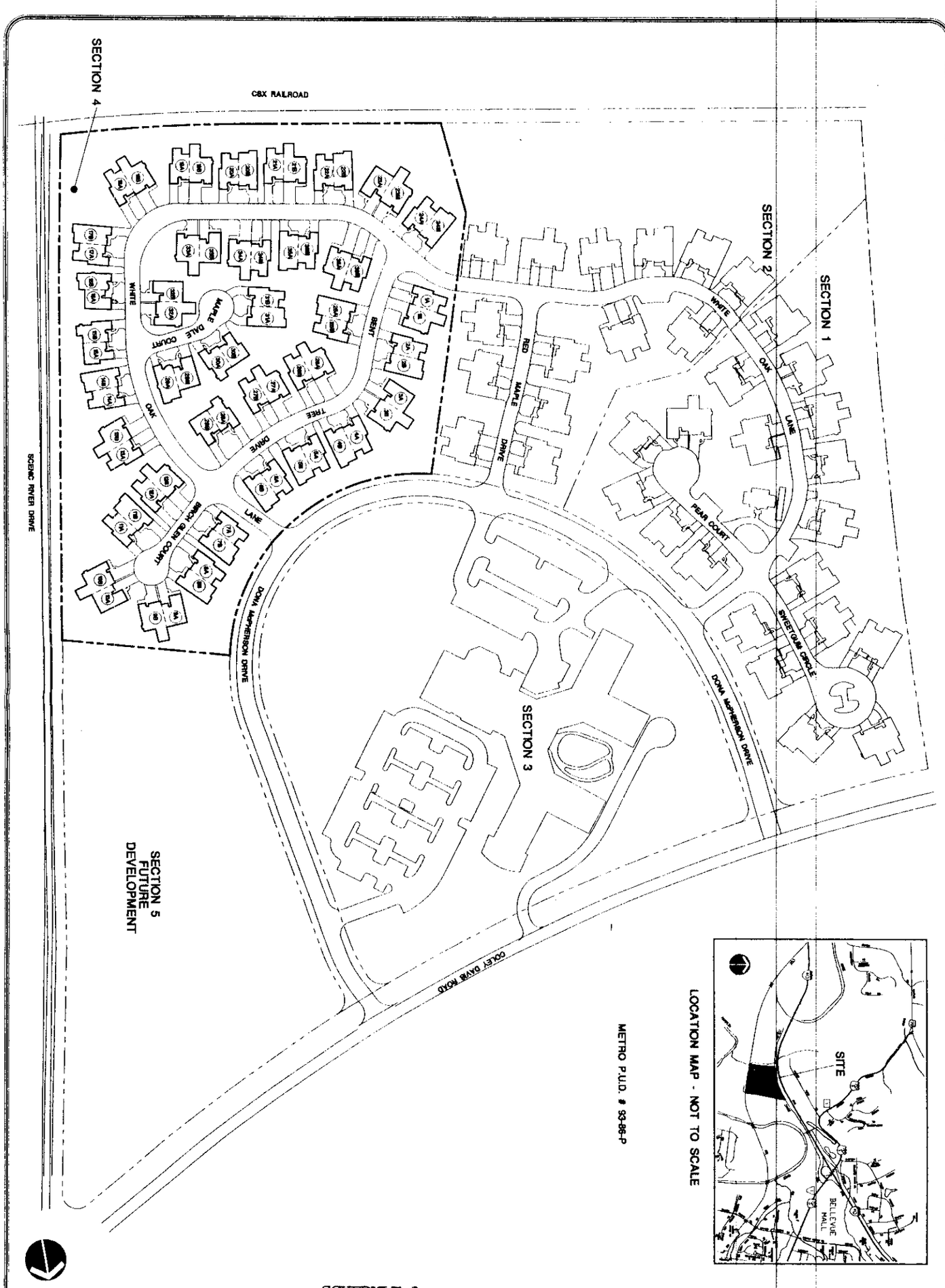
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.H. Whitfield, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Lakeshore Estates, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS, my hand and seal, at office in Nashville, Tennessee this 17 day of March, 2002.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005




SCHEDULE A

LAKESHORE
THE MEADOWS
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PHASE ONE, SECTION 4 MASTER DEED EXHIBIT

| | |
|---|---|
| REVISIONS | |
| DESIGNED BY: | C.A.W. |
| DRAWN BY: | B.S.S. |
| APPROVED BY: | C.A.W. |
| SCALE: | NOT TO SCALE |
| DATE: | 03/07/02 |
| JOB NO. | 96-054 |
| T.C. ORDER | 5198 |
| SHEET NO. | 01 OF 01 |

RAGAN · SMITH ASSOCIATES
PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
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(615) 244-8591 FAX (615) 244-8738