[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Signature Development, Inc.	[New Owner	[Part of Map 163
[213 Tenby Drive	[	[Parcel 000-252.00
[Murfreesboro, TN 37127	[	[263

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
[Information furnished by the parties hereto.

QUITCLAIM DEED

Know all persons by these presents, Timber Trace Townhouse Owner's Association, a Tennessee not for profit Corporation, (hereinafter referred to as the "Grantor"), does hereby bargain, sell, quitclaim and convey unto Signature Development, Inc., a Tennessee Corporation (hereinafter referred to as the "Grantee"), all of Grantor's interest in the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being a portion of the same property conveyed to Timber Trace Townhouse Owner's Association, a Tennessee not for profit corporation a/k/a known as Timber Trace Townhouses Owner's Association, a Tennessee not for profit corporation from Eckhardt Exchange Corporation, a Tennessee Corporation 2952 Baby Ruth Land Trust of record in Instrument Number 20010329-0030063, Register's Office for Davidson County, Tennessee .

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Instrument No. 20010104-0001310, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 2952 Baby Ruth Lane, Antioch, Tennessee 37013.

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 26th day of June, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE

Davidson County DEEDQC
Recvd: 07/01/02 16:22 3pgs
Fees:17.00 Taxes:0.00
20020701-0079064

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26th day of June, 2002.

Timber Trace Townhouse Owner's Association

Betty Rheeling, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Betty Rheeling 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 President of Timber Trace Townhouse Owners Association, and that she as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the Association by herself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-24-2005

Exhibit A

Land in the 28th Councilmanic District, Davidson County, Tennessee, described as follows:

Beginning at a point on the East Margin of Baby Ruth Lane, the same point being located South 71 degrees, 04 minutes, 19 seconds east, and 5.38 feet from the Southwest corner of the land of Michael and Sheila Bollinger, of record in Deed Book 9771, page 68, in the Register's Office of Davidson County, Tennessee, thence along the south line of said Bollinger land South 71 degrees, 04 minutes , 19 seconds East 204.57 feet; thence North 02 degrees, 21 minutes, 20 seconds East 231.72 feet; thence North 09 degrees, 26 minutes, 37 seconds East, 159.33 feet; thence South 88 degrees, 25 minutes, 38 seconds East, 26.38 feet; thence South 09 degrees, 25 minutes, 06 seconds West, 171.03 feet; thence South 02 degrees, 21 minutes, 20 seconds West 253.99 feet; thence North 71 degrees, 04 minutes, 19 seconds West, 228.10 to a point on the East margin of Baby Ruth Lane; thence with the margin of same, North 02 degrees, 52 minutes, 07 seconds West, 26.93 feet to the point of beginning, containing 0.3695 acres, or 15,938 square feet.

Being a part of the property shown on the plan of Timber Trace Townhouses a/k/a Timber Trace Townhomes Plan of record in Plat Book Instrument Number 20010104-0001310 in the Register's Office of Davidson County, Tennessee. Being also part of the same land conveyed to the Eckhardt Exchange Corporation, Trustee, of record in the following instruments:

2000040600334917

200004120036876

200004110036552

in the Register's Office for Davidson County, Tennessee.