Box 1

FROM
Allen Earps

TO
Candlewood Homeowners Association, Inc.

Davidson County DEEDQC
Recvd: 02/18/03 11:08 3pgs
Fees:17.00 Taxes:0.00
20030218-0020810

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Candlewood Homeowner Association, Inc.	Owner	Part of Map 52-12A Parcels 35 & 36
3031 Smith Springs Road		
Antioch, TN 37013		

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
2711 Murfreesboro Road, #200
Antioch, TN 37013

Prepared from information furnished by the parties

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

affiant

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 31st day of January, 2003.

Notary Public
Commission Expires: 1-29-05

I, Allen Earps do hereby quitclaim to Candlewood Homeowner Association, Inc. it's sucessors and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See attached Exhibit "A" for legal description.

Being part of the same property conveyed to Allen Earps of record in Instrument No# 20020325-0035726 and Instrument No# 20020325-0035725, said Register's Office.

This conveyance is subject to all existing restrictions and easements of record.

Unimproved (X)
This is improved property ( ) known as: Common Areas

Witness our/my hand(s) this the 30th day of January, 2003.

Allen Earps

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN EARPS with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Destin, Florida this 30 day of Jan, 2003.

Tracy L Poe
My Commission DD129951
Expires August 02, 2006

Notary Public

Commission expires:

Exhibit "A"

Land Description
Candlewood Open Space
1-24-03

Land in the 1st Civil District of Davidson County, Tennessee and shown as Tax Map 52-12-A, Parcels 35 and 36 on the Plat of Candlewood, recorded as instrument 200301220009060, R.O.D.C., Tn. being more particularly described as follows:

MAP 52-12-A, PARCEL 35

Beginning in the easterly margin of Neelys Bend Road at the most southerly corner of the herein described tract;

PART 1

Thence, along said margin, North 41°00'18" West a distance of 69.39 feet;

Thence, along the southerly margin of Candlewood Drive, with a curve to the right, an arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a chord direction of North 03°59'42" East and a chord length of 35.36 feet;

Thence, North 48°59'42" East a distance of 77.21 feet;

Thence along a curve to the left, an arc distance of 103.58 feet, said curve having a radius of 382.43 feet, a chord direction of North 41°14'09" East and a chord length of 103.26 feet;

Thence, leaving Candlewood Drive, South 56°31'23" East a distance of 63.50 feet;
Thence, North 42°02'45" East a distance of 136.81 feet;
Thence, North 10°40'54" East a distance of 194.70 feet;
Thence, North 28°54'47" East a distance of 91.95 feet;
Thence, North 52°19'30" West a distance of 105.00 feet;

Thence along the southerly margin of Candlewood Drive with a curve to the right, an arc distance of 77.50 feet, said curve having a radius of 326.77 feet, a chord direction of North 44°28'09" East and a chord length of 77.32 feet;

Thence along a curve to the right, an arc distance of 49.38 feet, said curve having a radius of 50.00 feet, a chord direction of North 79°33'29" East and a chord length of 47.40 feet;

Thence along a curve to the left, an arc distance of 71.45 feet, said curve having a radius of 41.50 feet, a chord direction of North 58°31'38" East and a chord length of 62.95 feet;

Thence, leaving Candlewood Drive, South 80°47'52" East a distance of 74.61 feet;

Thence, along the lines of Odom Sausage Co., recorded in Book 2540, Page 575, R.O.D.C., Tn., South 60°57'42" West a distance of 200.48 feet;

Thence, South 50°16'24" East a distance of 199.40 feet;

Thence, continuing with Odom's line and the northerly lines of William Conger, recorded in Book 4345, Page 919 and Book 3072, Page 117, R.O.D.C., Tn., South 42°02'45" West a distance of 644.29 feet to the Point of Beginning containing 1.34 acres or 58,278 square feet.

Exhibit "A" contiued on page 2

Continued Exhibit A

MAP 52-12-A, PARCEL 36

TRACT 2

Beginning in the easterly margin of Neelys Bend Road at the most westerly corner of the herein described tract;

Thence, along the southerly lines of Jack Jones, recorded in Book 5942, Page 341, Meadow Bend Section Three Re-subdivision, recorded in Book 6200, Page 450, and Meadow Bend Section Three, recorded in Book 6250, Page 532, R.O.D.C., Tn., North 60°45'12" East a distance of 804.06 feet;
Thence, South 83°02'37" East a distance of 33.86 feet;

Thence, leaving the Meadow Bend line, South 60°45'12" West a distance of 173.82 feet;
Thence, South 40°29'35" West a distance of 126.53 feet;
Thence, North 85°07'40" West a distance of 78.12 feet;
Thence, South 60°45'12" West a distance of 392.37 feet;
Thence, South 09°52'27" West a distance of 72.21 feet;
Thence, South 41°00'18" East a distance of 149.08 feet;
Thence, North 28°25'18" East a distance of 108.04 feet;

Thence along southerly margin of Candlebrook Court with a curve to the left, an arc distance of 27.82 feet, said curve having a radius of 41.50 feet, a chord direction of South 80°46'59" East and a chord length of 27.30 feet;

Thence, leaving said Candlebrook Court, South 09°59'16" East a distance of 105.37 feet;
Thence, North 55°53'13" East a distance of 180.51 feet;
Thence, South 17°45'46" West a distance of 96.36 feet;
Thence, South 40°39'49" West a distance of 95.27 feet;
Thence, South 48°59'42" West a distance of 55.00 feet;
Thence, South 41°00'18" East a distance of 100.00 feet;

Thence, along the northerly margin of Candlewood Drive, South 48°59'42" West a distance of 6.86 feet;

Thence along a curve to the right, an arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a chord direction of North 86°00'18" West and a chord length of 35.36 feet;

Thence, along the easterly margin of Neelys Bend Road, North 41°00'18" West a distance of 464.65 feet to the Point of Beginning containing 1.28 acres or 55,947 square feet.