THIS INSTRUMENT PREPARED BY:
Based on the information provided
by the parties. No title search was
requested or performed.

RAMSEY & THORNTON, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
File No. 556.02

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, JEFFREY R. CARR and wife, ANNE O. CARR, convey and quitclaim unto BEAR CREEK PROPERTIES, L.L.C., a Tennessee limited liability company, its successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 506, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey R. Carr and wife, Anne O. Carr by Warranty Deed from James Alvin Crossman and wife, Mary L. Crossman, dated August 25, 1995, of record in Book 9775, Page 476 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. Seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as of record in Book 5862, page 589, said Register's Office; By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office.

WITNESS OUR HANDS, this 2nd day of April, 2003.

JEFFREY R. CARR

ANNE O. CARR

Davidson County DEEDQC
Recvd: 04/07/03 15:51 2pgs
Fees:12.00 Taxes:0.00
20030407-0046003

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JEFFREY R. CARR and wife, ANNE O. CARR, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County, this 2nd day of April, 2003.

NOTARY PUBLIC

ERIC THORNTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: _____ My Comm. Expires Mar. 19, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn before me this 2nd day of April, 2003.

NOTARY PUBLIC

ERIC THORNTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: _____ My Comm. Expires Mar. 19, 200

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
BEAR CREEK PROPERTIES, LLC
1045 Hidebound Road
Burns, TN 37029

Map: 104 - 6A
Parcel: 042.00CO