Davidson County DEEDQC
Recvd: 07/08/03 11:43 3pgs
Fees:17.00 Taxes:0.00
20030708-0093600

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn before me on this 8th day of July, 2003.

Notary Public
My Commission expires: 4/10/05.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

This Instrument Was Prepared By:

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

Address of New Owners:
Holt Valley General Partnership
130 Seaboard Lane, Ste A-9
Franklin, TN 37067

Send Tax Bills To:
Same as Owner

Map-Parcel:
Map 172, Parcel 155 &open space/drainage easement (a portion of each)

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Drees Premier Homes, Inc., an Ohio corporation("Grantors"), does hereby grant, bargain, sell, transfer, release, remise and forever quitclaim unto Holt Valley, a Tennessee general partnership ("Grantees"), their heirs, and assigns, forever, their entire right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

SEE EXHIBIT A

Being part of the same property conveyed to Drees Premier Homes, Inc, by Warranty Deed from Danco Property Investments, LLC of record in Instrument No. 20021001-0118959, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 11 day of June, 2003, at Franklin, Williamson County, Tennessee.

GRANTOR:

Drees Premier Homes, Inc.,
An Ohio Corporation

By: _____

Its: Division President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for this county and state, personally appeared Ronald M. Schroeder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Division President of Drees Premier Homes, Inc., a Kentucky corporation, the within named bargainor, and that he/she as such, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Division President.

Witness my hand, at Franklin, Tennessee, this 11th day of June, 2003.

_____
Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Area "A"

Being a tract of land in the central portion of Davidson County, lying in the 31ST Councilmanic District of Nashville, Tennessee. Bounded on the north & west by Holt Valley, LLC as recorded in Deed Book 11294, Page 658 Registers Office Davidson County (RODC), on the east & south by Drees Premier Homes, Inc. as recorded Deed Instrument #20021001-118959 & Quitclaim Instrument #__*_____ RODC. Tract being described as follows: *20030708009359 8

POINT OF COMMENCMENT being the northwest corner of an Open Space lot as shown on the plan of "Revision One Addition to Highland Creek RS10 Cluster Option" as recorded in Plat Instrument #2000921-0094040 RODC; thence with the easterly lot lines of the plan of "Highland Creek Section 1" as recorded in Plat Book 9700, Page 959-960 RODC, North 6°54'01" East 482.69 feet to the TRUE POINT OF BEGINNING being a set point at the southwest corner of the tract being described; thence North 6°54'01" East 157.11 feet to a set point; thence South 81°12'56" East 54.55 feet to a found 5/8" iron rod; thence North 20°46'44" East 70.93 feet to a set point; thence South 15°56'30" East 16.02 feet to a set point; thence with a curve to the left having a radius of 325.00 feet, an arc length of 44.77 feet, a central angle of 7°53'32", a chord bearing and distance of South 19°53'17" East 44.73 feet to a set point; thence South 65°33'24" West 105.00 feet to a set point; thence South 1°18'50" East 62.82 feet to a set point; thence South 8°44'04" West 38.26 feet to a set point; thence South 54°49'03" West 21.54 feet to the true point of beginning.

Containing 4,736 square feet or 0.11 acres.

Area "B"

Being a tract of land in the central portion of Davidson County, lying in the 31ST Councilmanic District of Nashville, Tennessee. Bounded on the northeast by Drees Premier Homes, Inc. as recorded Deed Instrument #20021001-118959 & Quitclaim Instrument #__*_____ Registers Office Davidson County (RODC), on the south by plan of "Revision One Addition to Highland Creek RS10 Cluster Option" as recorded in Plat Instrument 2000921-0094040 RODC, on the west by plan of "Highland Creek Section 1" as recorded in Plat Book 9700, Page 959-960 RODC. Tract being described as follows: *20030708009359 9

POINT OF BEGINNING being the northwest corner of an Open Space lot as shown on the plan of "Revision One Addition to Highland Creek RS10 Cluster Option" as recorded in Plat Instrument #2000921-0094040 RODC; thence with the easterly lot lines of the plan of "Highland Creek Section 1" as recorded in Plat Book 9700, Page 959-960 RODC, North 6°54'01" East 147.73 feet to a set point; thence South 22°20'59" East 163.64 feet to a set point on the northerly line of an Open Space of "Revision One Addition to Highland Creek RS10 Cluster Option" as mentioned previously; thence with said line North 86°38'38" West 80.11 feet to the point of beginning.

Containing 5,906 square feet or 0.14 acres.