Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20030820-0120927

THIS INSTRUMENT PREPARED BY:

Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Third Floor
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 18th day of August, 2003.

ERLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 01-21-07

Address New Owners As Follows:

Long Hunter Chase
Homeowners' Association
c/o Gasser Properties
4701 Trousdale Dr.
Nashville, TN 37220

Send Tax Bills To:

SAME

Map-Parcel Number(s):

Section I - Part of map 150, Parcel 152, & map 151, parcels 17, 18 & 20
Section II - Part of map 150 Parcel 152, & map 151, parcels 17, 18 & 20
Section III, map 151-9-A, Parcel 318

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BARRY CONSTRUCTION CO.,** a Tennessee corporation being one and the same as **BARRY CONSTRUCTION COMPANY, INC.** ("Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **LONG HUNTER CHASE HOMEOWNERS' ASSOCIATION,** a Tennessee non-profit corporation ("Grantee"), all right, title and interest of the Grantor in and to the tracts or parcels of land in Davidson County, Tennessee, which are the open areas/common space of Long Hunter Chase, Phase I, Sections I, II, and III, being more particularly described on the attached Exhibit A, which is incorporated herein by reference.

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

WITNESS my hand this 5th day of August, 2003.

GRANTOR:

BARRY CONSTRUCTION CO.,
a Tennessee corporation

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY ZEITLIN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of August, 2003.

LISA MANGRUM
Notary Public, Davidson Co., TN
My Comm. Expires July 30, 2005

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

OPEN SPACE AREAS ASSOCIATED WITH PHASE I, SECTION 1, INCLUDE OPEN AREAS "B", "C", "E" & "F" TOTALING 2.969 ACRES FOR THESE OPEN SPACE AREAS.

DESCRIPTIONS OF OPEN SPACE AREAS ARE AS FOLLOWS:

OPEN AREA "B"

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 16 AND THE SOUTHERN RIGHT-OF-WAY OF MT. VIEW ROAD; THENCE, S32°39'38"E 135.30' TO LOT 16'S SOUTHWEST CORNER AND THE NORTH MARGIN OF BUCKINGHAM DR; THENCE, WITH SAID RIGHT-OF-WAY S48°32'28"W 8.59'; THENCE, WITH CURVE TO THE RIGHT 41.92' TO A POINT IN THE EAST RIGHT-OF-WAY OF SMITH SPRINGS PARKWAY EXTENSION SAID CURVE HAVING A RADIUS OF 25.0'; THENCE, WITH A CURVE TO THE RIGHT 91.71' TO A POINT, SAID CURVE HAVING A RADIUS OF 610.00'; THENCE WITH A CURVE TO THE RIGHT 39.52' TO A POINT IN THE SOUTH RIGHT-OF-WAY OF MT. VIEW ROAD; THENCE, N63°20'00"E 9.76' TO THE POINT OF BEGINNING CONTAINING 0.1140 ACRES MORE OR LESS.

OPEN AREA "C"

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF LOT NO. 55 AND THE SOUTHERN R.O.W. OF BUCKINGHAM DR.; THENCE, LEAVING SAID R.O.W. S47°01'30"E 105.50'; THENCE, S42°58'33"W 35.01' TO A POINT IN THE R.O.W. OF SMITHS SPRINGS PARKWAY EXTENSION; THENCE, WITH SAID R.O.W. N47°01'08"W 79.01' TO A POINT; THENCE, WITH A CURVE TO THE RIGHT 2.70' SAID CURVE HAVING A RADIUS OF 610.00'; THENCE, WITH ANOTHER CURVE TO THE RIGHT 41.34' TO A POINT, SAID CURVE HAVING A RADIUS OF 25.00'; THENCE N48°32'28"E 7.60' TO THE BEGINNING CONTAINING 0.0823 ACRES MORE OR LESS.

OPEN AREA "E"

BEGINNING AT A POINT IN THE SOUTHERN R.O.W. OF REGENT PASS AND THE SOUTHWEST CORNER OF LOT NO. 91; THENCE, S50°48'02"E 83.59' TO A POINT; THENCE, S62°21'08"E 74.83' TO A POINT; THENCE, S72°19'42"E 77.51' TO A POINT; THENCE, S78°27'31"E 327.90' TO A POINT; THENCE, N11°32'29"E 105.00' TO A POINT IN THE SOUTHERN R.O.W. OF W. BRIGHTON DR.; THENCE, WITH SAID R.O.W. S78°27'30"E 100.16' TO A POINT; THENCE, WITH A CURVE TO THE LEFT 4.49', SAID CURVE HAVING A RADIUS OF 985.00'; THENCE, LEAVING SAID R.O.W. S11°16'49"W 105.00'; THENCE, S80°34'26"E 70.53' TO A POINT; THENCE, S82°38'56"E 59.34' TO A POINT; THENCE, S79°37'50"W 119.80'; THENCE, S16°06'34"E 104.64' TO A POINT; THENCE, WITH A CURVE TO THE LEFT 10.06', SAID CURVE HAVING A RADIUS OF 475.00'; THENCE, THE FOLLOWING BEARINGS AND DISTANCES N16°06'34"W 105.03'; S69°49'35"W 82.21'; S61°42'23"W 82.04'; S57°04'05"W 151.07'; S32°55'55"E 105.00' TO A POINT IN THE NORTHERN R.O.W. OF MANCHESTER DR; THENCE, S57°04'05"W 11.55' TO A POINT; THENCE, WITH A CURVE TO THE RIGHT 38.44' TO A POINT IN THE NORTHEAST R.O.W. OF SMITHS SPRINGS PARKWAY EXTENSION; THENCE, WITH A CURVE TO THE LEFT 317.15' TO A POINT, SAID CURVE HAVING A RADIUS OF 1490.00'; THENCE, WITH SAID R.O.W. N47°01'08"W 253.22' TO A POINT; THENCE, WITH A CURVE TO THE RIGHT 39.27' TO A POINT IN THE SOUTHERN R.O.W. OF REGENT PASS; THENCE, N42°58'51"E 1.11' TO A POINT; THENCE, WITH A CURVE TO THE LEFT ALONG SAID R.O.W. 39.59'. SAID CURVE HAVING A RADIUS OF 603.82' AND ALSO BEING THE POINT OF BEGINNING CONTAINING 2.6880 ACRES MORE OR LESS.

OPEN AREA "F"

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF LOT NO. 115 AND THE SOUTHERN RIGHT-OF-WAY OF MANCHESTER DRIVE; THENCE, LEAVING SAID R.O.W. S32°55'55"E 105.00'; THENCE, S57°04'05"W 39.71' TO A POINT IN THE EAST RIGHT-OF-WAY OF SMITH SPRINGS PARKWAY EXTENSION; THENCE, WITH SAID R.O.W. WITH A CURVE TO THE LEFT 80.98' TO A POINT; THENCE, WITH A CURVE TO THE RIGHT 38.44' TO A POINT; THENCE, N57°04'05"E 9.85' TO THE POINT OF BEGINNING CONTAINING 0.0847 ACRES MORE OR LESS.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

Land Description
Long Hunter Chase
Common Space/Open Area
Barry Construction Company

Being portions of the subdivision of Long Hunter Chase, said subdivision lying in the 2nd Civil District, 29th Councilmanic District, Davidson County, Tennessee. Said portions being shown as open area/common space on Map 151-9-A of the Davidson County Property Assessor's Mapping System. Said portions being the property of Barry Construction Company, Inc., as recorded in Deed Book 9534, Page 913. Said portions also being shown on the Final Plat of record for Long Hunter Chase, Phase I, Section II, Plat Book 9700, Page 638, and Long Hunter Chase, Phase I, Section III, Plat Book 9700, Page 958. Said portions being more particularly described as follows:

Long Hunter Chase
Phase I, Section II

Being Open Area/Lake Access "A", between lots 39 and 40, containing 2,188 square feet or 0.05 acres, Open Area/Lake Access "B", between lots 49 and 50, containing 1,131 square feet or 0.026 acres, Open Area/Lake Access "C", between lots 141 and 142, containing 1,056 square feet or 0.024 acres, and Open Area/Lake Access "D", between lots 82 and 83, containing 1,050 square feet or 0.024 acres. All Open Area/Lake Access comprise a combined area of 5,425 square feet or 0.124 acres, more or less.

Long Hunter Chase
Phase I, Section III

Being Open Area "A", or parcel 318 of map 151-9-A, and being bounded on the north by the southern right-of-way of Mt. View Road, a 50' right-of-way, and on the south by the northern lines of lots 4 through 7 and 9 through 12, containing 54,734, or 1.26 acres, and Open Area "B", or parcel 319 of map 151-9-A, and being bounded on the east by the western right-of-way of Smith Springs Parkway, an 80' right-of-way, and on the west by the east line of lot 15, containing 1,794 square feet or 0.04 acres. Both Open Areas comprise a combined area of 56,528 square feet or 1.30 acres, more or less.

These Open Areas are subject to all matters shown on the Final Plat on which they are recorded. They are also subject to the Declaration of Covenants, Conditions, and Restrictions as recorded in Deed Book 9430, Page 251 of the Register's Office, Davidson County, Tennessee. The herein described Open Areas are also subject to any and all easements, recorded or prescribed, that a complete title search may reveal.

ANDREW B. DIMARTINO
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2141

D/Projects/93188-LongHunterChase/commonarea.doc 06-30-03

123 SAMSONITE BLVD. • MURFREESBORO, TENNESSEE 37129 • PH (615) 890-7901 FAX (615) 896-2567

Being part of the same property conveyed to Barry Construction Co. by deed of record in Book 9534, page 913, Register's Office for Davidson County, Tennessee.