Davidson County DEEDQC
Recvd: 02/10/04 13:19 8pgs
Fees:42.00 Taxes:0.00
20040210-0016036

This Instrument prepared by:
R. Patrick Parker
Suite 1R
631 Second Avenue South
Nashville, Tennessee 37210

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS NUMBERS	SEND TAX BILLS TO	MAP PARCEL
Nocturne Forest Homeowners Association **c/o Vernita Hood-Smith, President** **2713 Stokers Lane South** **Nashville, Tennessee 37207**	**Same**	**P/O "Open Space"** **070-03-0** **070-03-0-A 063.00 CO** **070-03-0-A 062.00 CO** **070-03-0-A P/O 040.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Chateau Associates, Ltd., a Tennessee limited partnership, by these presents does hereby quitclaim and convey unto Nocturne Forest Homeowners Association, a Tennessee nonprofit corporation, its successors and assigns, all of our right, title and interest in and to the following described tracts of land:

SEE EXHIBIT A

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

Witness my hand this 10th day of Feb, 2004, Chateau Associates, Ltd., having caused its name to be signed hereto by its duly authorized general partner on said day and date.

CHATEAU ASSOCIATES, LTD.

CSK Corporation
General Partner

By: Catherine Hardaway
Catherine Hardaway

Its: Secretary/Treasurer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

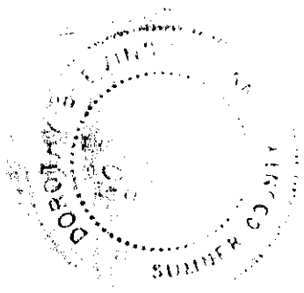
The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me, this the 10th day of Feb, 2004.

Catherine Hardaway
Affiant

Dorothy Blevins
Notary Public

My commission expires: May 12, 2004



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Catherine Hardaway, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary/Treasurer of CSK Corporation, the general partner of Chateau Associates, Ltd. and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2004.

Dorothy Blevins
Notary Public

My Commission expires:

May 12, 2004

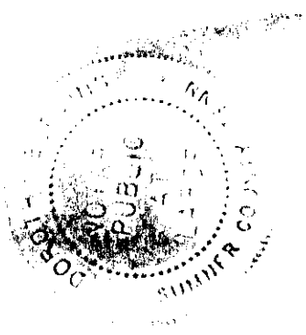


EXHIBIT A

PROPERTY DESCRIPTION · PHASE I
OPEN SPACE "A"

A tract of land situated in the First Civil District of Metro Nashville and Davidson County, Tennessee and being a portion of the plat entitled "Nocturne Forest Subdivision" of record in Plat Book 6900, page 780, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a set concrete monument on the northerly right-of-way line of Walker Lane, said point also being on the westerly property line of Haynes View Subdivision, as recorded in Plat Book 3700, page 71, R.O.D.C., Tennessee and proceeding as follows:

1. Running with said right-of-way line, N 52° 20' 54" W, 92.18 feet to a set iron pin; thence,
2. Leaving said right-of-way line with the southeasterly line of that tract of land conveyed to Lois O. Jones of record in Deed Book 7009, page 454, R.O.D.C., Tennessee, N 60° 59' 26" E, 98.94 feet to a set concrete monument; thence,
3. Running with aforesaid Haynes westerly property line, S 07° 24' 01" W, 105.16 feet to the point of beginning and containing 4,186 square feet or 0.096 acres of land more or less.

PROPERTY DESCRIPTION PHASE I
OPEN SPACE "B"

A tract of land situated in the First Civil District of Metro Nashville and Davidson County, Tennessee and being a portion of the plat entitled "Nocturne Forest Subdivision" of record in Plat Book 6900, page 780, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a set iron pin on the south right-of-way line of Walker Lane, said point also being on the westerly property line of Haynes View Subdivision, as recorded in Plat Book 3700, page 71, R.O.D.C., Tennessee and proceeding as follows:

1. Running with said subdivisions westerly line, S 07° 24' 01" W, 45.90 feet to a point; thence,
2. Northwesterly and leaving said westerly line, N 56° 35' 31" W, 188.94 feet to a point, said point being on the southeasterly property line of that tract of land conveyed to Lois O. Jones of record in Book 7009, page 454, R.O.D.C., Tennessee; thence,
3. Running with said Lois O. Jones southeasterly property line, N 60° 59' 26" E, 57.61 feet to a set iron in, said point being on above said south right-of-way line of Walker Avenue; thence,
4. Southwesterly and running along said right-of-way line, S 52° 20' 54" E, 113.75 feet to a set concrete monument; thence,
5. With the same, 28.74 feet along the arc of a curve to the right having a radius of 560.00 feet, a central angle of 2° 56' 27" and a chord bearing and distance of S 53° 49' 08" E, 28.74 feet to the point of beginning and containing 7,611 square feet or 0.175 acres of land more or less.

PROPERTY DESCRIPTION PHASE I
OPEN SPACE "C"

A tract of land situated in the First Civil District of Metro Nashville and Davidson County, Tennessee and being a portion of the plat entitled "Nocturne Forest Subdivision" of record in Plat Book 6900, page 780, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a set iron pin on the northerly right-of-way of Nocturne Forest Drive, said point also being the most southeasterly property corner of Lot 51 and proceeding as follows:

1. Leaving said right-of-way line, N 07° 57' 31" E, 130.00 feet to a set concrete monument; thence,
2. Running with the northerly property line of Lots 50 and 51, N 79° 25' 45" W, 186.13 feet to an iron pin set. Said point being on the southeasterly line of that tract of land conveyed to Cumberland Builders, Inc. of record in Book 7552, page 105, R.O.D.C., Tennessee; thence,
3. Running along said southeasterly line, N 60° 59' 26" E, 316.99 feet to an iron pin set. Said point being in the southeasterly line of that tract of land conveyed to Lois O. Jones of record in Book 7009, page 454, R.O.D.C., Tennessee; thence,
4. Leaving said southeasterly line of Lois O. Jones and running with a common property line between Lots 52, 53, 54 and 55 and this herein described tract, S 29° 00' 34" E, 45.25 feet to a set concrete monument; thence,
5. With the same, S 06° 53' 45" W, 75.98 feet to a set concrete monument; thence,
6. S 45° 40' 13" W, 111.56 feet to a set concrete monument; thence,
7. S 11° 22' 46" W, 129.56 feet to a set iron pin on the said northerly right-of-way line of Nocturne Forest Drive; thence,
8. Running along said right-of-way line, 20.00 feet along the arc of a curve to the left having a radius of 335.00 feet, a central angle of 3° 25' 14" and a chord bearing and distance of N 80° 19' 52" W, 20.00 feet to the point of beginning and containing 30,790 square feet or 0.707 acres of land more or less.

PROPERTY DESCRIPTION PHASE I
OPEN SPACE "D"

A tract of land situated in the First Civil District of Metro Nashville and Davidson County, Tennessee and being a portion of the plat entitled "Nocturne Forest Subdivision" of record in Plat Book 6900, page 780, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at an existing concrete monument on the northerly right-of-way line of Nocturne Forest Drive, said point also being on the westerly property line of Haynes View Subdivision, as recorded in Plat Book 3700, page 71, R.O.D.C., Tennessee and proceeding as follows:

1. Southwesterly and running with said right-of-way line, S 52° 35' 02" W, 38.26 feet to an iron pin set; thence,
2. Leaving said right-of-way line with a common property line between Lots 59 and 60 and this herein described tract, N 43° 04' 39" W, 32.00 feet to an iron pin set; thence,
3. With the same, N 53° 04' 52" E, 100.00 feet to an iron pin set, said point being on the said westerly property line of Haynes View Subdivision; thence,
4. Running along said westerly line, S 31° 49' 03" W, 49.30 feet to a set concrete monument; thence,
5. With the same, S 05° 20' 24" W, 18.38 feet to the point of beginning and containing 1,981 square feet or 0.046 acres of land more or less.

PROPERTY DESCRIPTION PHASE I
OPEN SPACE "E"

A tract of land situated in the First Civil District of Metro Nashville and Davidson County, Tennessee and being a portion of the plat entitled "Nocturne Forest Subdivision" of record in Plat Book 6900, page 780, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at an existing concrete monument in the south right-of-way line of Nocturne Drive, said point also being on the westerly property line of Haynes View Subdivision, as recorded in Plat Book 3700, page 71, R.O.D.C., Tennessee and proceeding as follows:

1. Southwestwardly and running with said Haynes west line, S 05° 20' 24" W, 827.55 feet to a set concrete monument; thence,
2. Leaving said west line and running with the northerly line of Haynes Second Free Silver Subdivision of record in Plat Book 332, page 46, R.O.D.C., Tennessee, S 66° 13' 08" W, 226.87 feet to a set concrete monument; thence,
3. With the same, N 76° 30' 32" W, 409.61 feet to a set concrete monument; thence,
4. Leaving said northerly line and running with a common property line between Phase Two Nocturne Forest and this herein described tract, N 05° 24' 29" E, 228.14 feet to a set concrete monument; thence,
5. With a line severing Phase One - Nocturne Forest (not of record this date), N 67° 00' 00" E, 162.00 feet to a set iron pin; thence,
6. Southeasterly 20.00 feet along the arc of a curve to the left having a radius of 275.00 feet, a central angle of 04° 10' 01" and a chord bearing and distance of S 25° 05' 01" E, 20.00 feet to a set iron pin; thence,
7. S 62° 49' 59" W, 161.04 feet to a set concrete monument; thence,
8. S 26° 49' 25" E, 238.25 feet to a set concrete monument; thence,
9. S 76° 30' 32" E, 193.00 feet to a set concrete monument; thence,
10. N 48° 30' 00" E, 177.00 feet to a set concrete monument; thence,
11. N 01° 50' 00" W, 180.00 feet to a set concrete monument; thence,
12. N 29° 20' 00" W, 173.27 feet to a set concrete monument; thence,
13. N 25° 54' 57" E, 90.46 feet to a set concrete monument; thence,
14. N 64° 56' 01" E, 251.36 feet to a set concrete monument; thence,
15. N 05° 20' 24" E, 167.00 feet to a set concrete monument; thence,
16. N 37° 24' 58" W, 44.10 feet to a set iron pin; thence,
17. N 52° 35' 02" E, 68.01 feet to the point of beginning and containing 152,585 square feet or 3.503 acres of land more or less.

85 3 3 2
IDENTIF. REFERENCE
Nov 29 1 36 PM '89
RECD & REC'D. WILSON TN REGISTER DAVIDSON COUNTY TN.
8337 11/29 0101 03CHECK 36.00

Nocturne Forest Phase Two - Open Space (Exhibit A – cont.)

Being a tract of land lying in the Second Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being Parcel 62 as shown on Davidson County Property Map No. 70-3 and being recorded as "Parcel (62) - Open Space" on the Final Plat entitled "Phase Two - Nocturne Forest" of record in Instrument No. 200006020055004, Register's Office for Davidson County, Tennessee (R.O.D.C.) and being more particularly described as follows:

Beginning at an iron rod (new) at the southwest corner of the Final Plat entitled "Phase I - Nocturne Forest" of record in Plat Book 7900, Page 21, R.O.D.C., said iron rod (new) also lying in the northerly line of the Final Plat entitled "Haynies Second Free Silver Subdivision" of record in Plat Book 332, Page 46, R.O.D.C.; thence,

With the northerly line of said Haynies Second Free Silver Subdivision, North 76 degrees 30 minutes 32 seconds West, 588.29 feet to an iron rod (new), said iron rod (new) being the southeast corner of Lot 38 of said Phase Two Nocturne Forest Subdivision; thence,

With the easterly line of said Lot 38, Lot 36 and Lot 37 of said Phase Two Nocturne Forest Subdivision, North 31 degrees 23 minutes 43 seconds East, 184.82 feet to an iron rod (new), said iron rod (new) being the northeast corner of said Lot 36 and the southerly corner of Lot 34, R.O.D.C.; thence,

Leaving Lot 34, with Lots 33, 32, 31, 30 and 29, for the next seven (7) calls:

1) South 28 degrees 54 minutes 40 seconds East, 140.16 feet to an iron rod (new); thence,
2) South 87 degrees 50 minutes 04 seconds East, 98.41 feet to an iron rod (new); thence,
3) North 51 degrees 01 minutes 43 seconds East, 72.20 feet to an iron rod (new); thence,
4) South 89 degrees 56 minutes 04 seconds East, 64.79 feet to an iron rod (new); thence,
5) North 47 degrees 00 minutes 54 seconds East, 96.92 feet to an iron rod (new); thence,
6) North 10 degrees 56 minutes 04 seconds West, 108.64 feet to an iron rod (new); thence,
7) North 11 degrees 00 minutes 00 seconds West, 165.30 feet to an iron rod (new), said iron rod (new) lying in the southerly line of Lot 26 of said Phase Two Nocturne Forest Subdivision; thence,

With the southerly line of said Lot 26, North 77 degrees 26 minutes 28 seconds East, 69.32 feet to an iron rod (new); thence,

With the easterly line of said Lot 26, North 15 degrees 25 minutes 57 seconds West, 160.10 feet to an iron rod (new), said iron rod (new) lying in the southerly right-of-way line of Nocturne Forest Drive (50 foot right-of-way) and being the northeast corner of said Lot 26; thence,

Leaving said Lot 26, with said right-of-way, North 69 degrees 43 minutes 00 seconds East, 17.13 feet to an iron rod (new), said iron rod (new) being the northwest corner of Lot 25 of said Phase Two Nocturne Forest Subdivision; thence,

Leaving said right-of-way, with the westerly line of said Lot 25, South 18 degrees 30 minutes 14 seconds East, 163.08 feet to an iron rod (new); thence,

With the southerly line of said Lot 25, North 77 degrees 25 minutes 58 seconds East, 74.01 feet to an iron rod (new), said iron rod (new) lying in the westerly line of said Phase I Nocturne Forest Subdivision; thence,

With said Phase I Nocturne Forest Subdivision, South 04 degrees 12 minutes 25 seconds East, 359.58 feet to an iron rod (new); thence,

Continuing with said Phase I - Nocturne Forest Subdivision, South 05 degrees 24 minutes 29 seconds West, 228.14 feet to the Point of Beginning, containing 140,054 square feet, or 3.215 acres, more or less, as calculated by the above described courses and distances.

Nocturne Forest Phase 3 - Open Space (Exhibit A – cont)

Being a certain tract of land located in the Second Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Said tract being part of the final plat entitled "Revision One Phase Two Nocturne Forest and Phase Three Nocturne Forest" of record as Instrument No: 20030122-0008632, Register's Office for Davidson County, Tennessee, being bounded on the North by Michael Gray and by Phase Two Nocturne Forest, on the East by Phase Two Nocturne Forest, on the South by Cloda M. Lee, on the West by Old Buena Vista Road and being more particularly described as follows:

Beginning at an iron rod (old), in the easterly right-of-way of Old Buena Vista Road, said iron rod (old) being a southerly corner of Michael Gray as recorded in Deed Book 9408, Page 474, Register's Office for Davidson County, Tennessee (R.O.D.C.), the northwest corner of Revision One Phase Two Nocturne Forest and Phase Three Nocturne Forest not yet recorded, and the northwest corner of herein described tract; thence,

With the southerly line of said Michael Gray property and the northerly line of said Nocturne Forest, North 59 degrees, 48 minutes, 28 seconds East, 140.78 feet to an iron rod (new), said iron rod (new) being a common westerly corner of Lots 64 and 63 of said Nocturne Forest; thence,

Leaving the southerly line of Gray with the westerly line of said Lot 63, South 26 degrees 03 minutes 02 seconds East, 181.96 feet to an iron rod (new), said iron rod (new) being the southwest corner of said Lot 63; thence,

Continuing with the southerly line of said Lot 63 and the adjoining southerly lines of Lots 62 and 61 of said Nocturne Forest, South 60 degrees 06 minutes 35 seconds East, 293.52 feet to an iron rod (new), said iron rod new being the southeast corner of said Lot 61; thence,

With the easterly line of said Lot 61, North 30 degrees 51 minutes 12 seconds East, 138.30 feet to an iron rod (new), said iron rod (new) being the northeast corner of said Lot 61 and lying in the southerly right-of-way of Nocturne Forest Drive; thence,

Leaving the easterly line of said Lot 61 with the southerly right-of-way of said Nocturne Forest Drive, South 59 degrees 08 minutes 48 seconds East, 20.41 feet to an iron rod (new); thence,

Continuing with the southerly right-of-way of said Nocturne Forest Drive with a curve to the left having a central angle of 26 degrees 05 minutes 27 seconds, a radius of 45.00 feet, a tangent length of 10.43 feet, an arc length of 20.49 feet, and a chord bearing and distance of South 72 degrees 10 minutes 03 seconds East, 20.32 feet to an iron rod (new), said iron rod (new) being the northwest corner of Lot 39 of said Nocturne Forest; thence,

Leaving the southerly right-of-way of said Nocturne Forest Drive with the westerly line of said Lot 39, South 00 degrees 56 minutes 49 seconds West, 153.80 feet to an iron rod (new), said iron rod (new) being the southwest corner of said Lot 39 and lying in the northerly line of Cloda M. Lee as recorded in Deed Book 10251, Page 91, R.O.D.C., Tennessee; thence,

Leaving the westerly line of said Lot 39 with the northerly line of said Lee, South 65 degrees 01 minutes 04 seconds West, 79.12 feet to an iron rod (old), said iron rod (old) being the northwest corner of said Lee and lying in the easterly right-of-way of said Old Buena Vista Road; thence,

Leaving the northerly line of said Lee with the easterly right-of-way of said Old Buena Vista Road with a curve to the left having a central angle of 17 degrees 32 minutes 08 seconds, a radius of 741.20 feet, a tangent length of 114.32 feet, an arc length of 226.85 feet, and a chord bearing and distance of North 51 degrees 21 minutes 34 seconds West, 225.96 feet to a concrete monument (old); thence,

Continuing with the easterly right-of-way of said Old Buena Vista Road, North 60 degrees 05 minutes 43 seconds West, 367.06 feet to the **Point of Beginning,** containing 37,763 square feet or 0.867 acres, more or less, according to the above courses and distances.

Being part of the same property conveyed to Chateau Associates, Ltd. from Cumberland Builders, Inc. by Quitclaim Deed of record in Deed Book 7723, Page 654, Register's Office for Davidson County, Tennessee.

Nocturne Forest Phase 3 - Open Space - Island (Exhibit A – cont)

Being a certain tract of land located in the Second Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Said tract being part of the final plat entitled "Revision One Phase Two Nocturne Forest and Phase Three Nocturne Forest" of record as Instrument No: 20030122-0008632, Register's Office for Davidson County, Tennessee, being bounded on the North by Michael Gray and by Phase Two Nocturne Forest, on the East by Phase Two Nocturne Forest and Haynies Second Free Silver Subdivision, on the South by Cloda M. Lee, on the West by Old Buena Vista Road and being more particularly described as follows:

Commencing at an iron rod (new) lying in the southerly right-of-way of Nocturne Forest Drive, said iron rod (new) being the southwest corner of Lot 38 of Phase Two Nocturne Forest of record in Instrument No. 20000602-0055004, Register's Office for Davidson County, Tennessee (R.O.D.C.) and being a northerly corner of Lot 39 of Revision One Phase Two Nocturne Forest and Phase Three Nocturne Forest not yet recorded; thence, North 29 degrees 18 minutes 48 seconds West, 38.96 feet to the **Point of Beginning**; thence,

With a curve to the right having a central angle of 110 degrees 10 minutes 01 seconds, a radius of 32.00 feet, a tangent length of 45.84 feet, an arc length of 61.53 feet, and a chord bearing and distance of South 65 degrees 46 minutes 11 seconds West, 52.48 feet to a point; thence,

North 59 degrees 08 minutes 48 seconds West, 11.87 feet to a point; thence,

With a curve to the right having a central angle of 135 degrees 40 minutes 21 seconds, a radius of 10.00 feet, a tangent length of 24.55 feet, an arc length of 23.68 feet, and a chord bearing and distance of North 08 degrees 41 minutes 22 seconds East, 18.52 feet to a point; thence,

With a curve to the left having a central angle of 21 degrees 25 minutes 43 seconds, a radius of 123.50 feet, a tangent length of 23.37 feet, an arc length of 46.19 feet, and a chord bearing and distance of North 65 degrees 48 minutes 41 seconds East, 45.92 feet to a point; thence,

With a curve to the right having a central angle of 135 degrees 35 minutes 22 seconds, a radius of 10.00 feet, a tangent length of 24.50 feet, an arc length of 23.66 feet, and a chord bearing and distance of South 57 degrees 06 minutes 30 seconds East, 18.52 feet to a point; thence,

South 10 degrees 41 minutes 11 seconds West, 11.82 feet to the **Point of Beginning,** containing 2,051 square feet or 0.047 acres, more or less, according to the above courses and distances.

Being part of the same property conveyed to Chateau Associates, Ltd. from Cumberland Builders, Inc. by Quitclaim Deed of record in Deed Book 7723, Page 654, Register's Office for Davidson County, Tennessee.