Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20040224-0020945

FILE IN BOX #19B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Map 173 P/O Parcels 043&175

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 23rd day of February, 2004.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Deer Valley Homeowners' Association, Inc.	**"NEW OWNERS"**
(Name)	(Name)
2627 Grandview Avenue	
(Street Address)	(Street Address)
Nashville, Tennessee 37211	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pine Oaks Properties Two, a Tennessee General Partnership**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **Deer Valley Homeowners' Association, Inc., a Tennessee Not For Profit Corporation**, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Any and all "Common Area" , as defined by the Declaration of Covenants, Conditions and Restrictions for Deer Valley, a Planned Unit Development, as of record in Instrument No. 20021212-0153693 described as "Open Space"on the Plan of the Final Plat of Section One, Deer Valley, Cluster Lot Subdivision, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Pine Oaks Properties, Two, a Tennessee General Partnership (as successor by merger of Pine Oakes Properties Two, L.L.P., a Tennessee Limited Liability Partnership), by Deed from Alma Eubank, James Gossett and Nancy D. York, as sole heirs at law of Daisy Clark Gossett, Deceased of record in Instrument No.199912070300314, Register's Office for Davidson County, Tennessee.

Witness my hand this 23rd, day of February, 2004.

Pine Oaks Properties Two,
a Tennessee General Partnership

By: Fred Yazdian, General Partner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the General Partner of Pine Oaks Properties Two, a Tennessee General Partnership, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee General Partnership by himself as, General Partner.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of February, 2004.

Notary Public

My commission expires: 3/31/2007

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.