Davidson County DEEDQC
Recvd: 05/28/04 09:02 3pgs
Fees:17.00 Taxes:0.00

20040528-0062849

FILE IN BOX #19B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 128
P/O PARCEL 154

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

Sandra S Schwarz
Affiant

Subscribed and sworn to before me this the 20th day of May, 2004.

Notary Public

My Commission Expires: 3/31/07

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
EAGLE RIDGE AT THE RESERVE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
320 Old Hickory Blvd., #206
Brentwood, TN 37221
(City) (State) (Zip Code)

SEND TAX BILLS TO:
"NEW OWNERS"
(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, **NASHVILLE HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the "**Grantors**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, called the"**Grantees**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT'S "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is **unimproved** Tract or Parcel of Land in the 2nd Civil

District, located North of U.S. Highway 70 South and East of Old Hickory Boulevard, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 20th day of May, 2004.

NASHVILLE HIGHLANDS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
EVERETT JACKSON, AUTHORIZED AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **EVERETT JACKSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his/her/their oath, acknowledged himself/herself/themselves to be the AUTHORIZED AGENT of the **NASHVILLE HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he/she/they as such Officer(s), executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as such Officer(s).

Witness my hand and official seal at Brentwood, Tennessee this 20th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"
SURVEYOR'S DESCRIPTION
Eagle Ridge at the Reserve, Phase 1D

Being land in Nashville, Second Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, located north of U. S. Highway 70 South and east of Old Hickory Boulevard and being more particularly described according to the Surveyor's Description by Barge, Waggoner, Summer & Cannon, Inc., dated May 19, 2004, as follows:

BEGINNING at a point in the easterly line of a 50-foot access, public utility and drainage easement, said point being N 41° 18' 35" W, 605.82 feet and S 89° 47' 18" W, 155.25 feet from the southeasterly corner of Phase 1 as shown on the plat of Third Revision of Subdivision of Phase 1, Nashville Highlands of record in Instrument Number 20030106-0001894, Register's Office Davidson County, Tennessee;

THENCE, along the easterly line of said 50-foot access, public utility and drainage easement the following calls;

With a curve to the left 105.89 feet, said curve having a central angle of 18° 40' 05", a radius of 325.00 feet, a tangent of 53.42 feet and a chord of N 02° 01' 39" E, 105.42 feet;

N 07° 18' 23" W, 57.74 feet to a point of a curve;

With a curve to the right 266.87 feet, said curve having a central angle of 24° 27' 55", a radius of 625.00 feet, a tangent of 135.50 feet and a chord of N 04° 55' 34" E, 264.85 feet;

N 17° 09' 31" E, 120.39 feet to a point of a curve;

With a curve to the left 107.47 feet to a point of reverse curve, said curve having a central angle of 25° 00' 03", a radius of 246.31 feet, a tangent of 54.61 feet and a chord of N 04° 39' 30" E, 106.62 feet;

With a curve to the right 235.62 feet, said curve having a central angle of 60° 00' 04", a radius of 225.00 feet, a tangent of 129.91 feet and a chord of N 22° 09' 30" E, 225.00 feet;

N 52° 09' 32" E, 62.73 feet,

THENCE, leaving said easement the following calls;

S 43° 04' 58" E, 267.66 feet,
S 07° 28' 40" W, 162.53 feet,
S 10°29' 47" W, 319.05 feet,
S 58° 36' 53" E, 137.79 feet,
S 10° 30' 32" W, 153.70 feet,
S 89° 47' 16" W, 390.85 feet to the Point of Beginning.

Containing 271,996 square feet or 6.24 acres, more or less.

Being a portion of land conveyed to Nashville Highlands, L.L.C., a Tennessee Limited Liability Company by Quitclaim deed from J.W. English Development Co., a Texas Corporation, of record in Deed Book 9988, Page 389, Register's Office for Davidson County, Tennessee.