Box 36

This instrument prepared by:
Sherrard & Roe (JHR)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 12/14/04 14:24 2pgs
Fees:12.00 Taxes:0.00
20041214-0148658

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Abbottsford Homeowners Association, Inc. c/o Jean Walker and Associates 4219 Hillsboro Pike Nashville, TN 37215	Same	117-13-B/ Parcel 135

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Landstar Development, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to Abbottsford Homeowners Association, Inc., a Tennessee not-for-profit corporation, (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

All roadways, open space, landscaped areas and drainage facilities known as Common Areas as shown on the Plat of Abbottsford, Phase 2 Subdivision of record at Instrument No. 20010502-0044874, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Landstar Development, LLC by deed from the Frank R. Leu Revocable Trust of record at Instrument No. 2001-04190039007, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be executed by its duly authorized officer as of the 22nd day of November, 2004.

LANDSTAR DEVELOPMENT, LLC

By: _____
William N. Adkins, Chief Manager

318050.01 5301-0001

STATE OF TENNESSEE)
)
COUNTY OF DEKALB)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William N. Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Chief Manager of Landstar Development, LLC, the within named bargainor, a Tennessee limited liability company ("LLC"), who further acknowledged that he, being duly authorized, executed the within instrument on behalf of the LLC signing his name as a Member of the LLC, for the purposes therein contained.

WITNESS my hand and seal, at office in Smithville, Tennessee, this 22nd day of November, 2004.

Regina Y. Allison
Notary Public

My Commission Expires:

10.22.07

REGINA Y. ALLISON NOTARY PUBLIC AT LARGE WHITE COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

William N. Adkins
AFFIANT

Sworn to and subscribed before me
this 22 day of November, 2004.

Kim C. Engelman
Notary Public

My Commission Expires:

KIM C. ENGELMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim C. Engelman
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

318050.01 5301-0001