Box 36

5

Davidson County DEEDQC
Recvd: 12/29/04 07:59 2pgs
Fees:12.00 Taxes:0.00
20041229-0153376

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: EATON'S CREEK PARK REAL ESTATE INVESTORS FUND, LLC a/k/a EATON'S CREEK REAL ESTATE INVESTORS FUND, LLC

TO: EATON'S CREEK PARK HOMEOWNERS ASSOCIATION, INC.

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
709 Taylor Street Nashville, Tennessee 37208	Same	58-09-A-027.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) paid in hand and other good and valuable consideration, the undersigned, by these presents does hereby quitclaim and convey to Eaton's Creek Park Homeowners Association, Inc., its successors and assigns, its entire right, title and interest in and to the following described tract of land in Davidson County, Tennessee, and more particularly described as follows:

ALL that land shown as common area on the plans of Creekside Trails - Phase 1, of record as Instrument No. 20001026-0106269; Creekside Trails - Phase 2, of record as Instrument No. 20020709-0082562, and Creekside Trails - Phase 3, of record as Instrument No. 20040615-0070696 in the Register's Office for Davidson County, Tennessee; and,

TRACT 3

LAND in Davidson County, Tennessee, being Tract C as shown on Plat of Creekside Trails - Phase 1 of record as Instrument No. 20001026-0106269 in the Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to Eaton's Creek Real Estate Investors Fund, LLC, by deed from Affordable Housing Resources, Inc., of Record in Book 10996, page 941, in the Register's Office for Davidson County, Tennessee. Eaton's Creek Park Real Estate Investors Fund, LLC and Eaton's Creek Real Estate Investors Fund, LLC are one and the same.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property located on Eatons Creek Road, Nashville, Tennessee 37211.

WITNESS my hand on the date set forth by my name below.

EATON'S CREEK PARK REAL ESTATE INVESTORS FUND, LLC a/k/a EATON'S CREEK REAL ESTATE INVESTORS FUND, LLC

December 22, 2004
Date

BY: John A. Beam, III
John A. Beam, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of said State and County, John A. Beam, III, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of EATON'S CREEK PARK REAL ESTATE INVESTORS FUND, LLC a/k/a EATON'S CREEK REAL ESTATE INVESTORS FUND, LLC, and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2004.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2004.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

T:\CLIENT\Eaton's Creek\Tenn. Contractors\Quit Claim Deed.wpd