THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDQC
Recvd: 12/30/04 16:02 3 pgs
Fees:17.00 Taxes:0.00
20041230-0155034

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hedrick Place Condominium Owners' Association, Inc. 116 31st Avenue N, No. 305 Nashville, TN 37203	New Owner	Map 104-02-0-S Parcel 008.00 CO Parcel 016.00 CO Parcel 024.00 CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HEDRICK PLACE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

INCLUDED IN THE LAND DESCRIBED ON THE ATTACHED EXHIBIT "A", BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS OF LAND:

Land in Davidson County, Tennessee, being Unit Nos. 101, 102, 103, 104, 105, 106, 108, 201, 202, 203, 204, 205, 206, 208, 301, 302, 303, 304, 305, 306, and 308, together with all of the previously conveyed parking spaces, in Hedrick Place Condominiums as described in the Master Deed for Hedrick Place Condominiums as of record as Instrument No. 20000203-0011406, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING a part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company by deed from Thirty-First Avenue Partners, L.P., of record in Book 11295, Book 51, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The purpose and intent of this Quitclaim Deed is to convey and transfer all of the Open Space or Common Areas of Hedrick Place Condominiums to the within named Grantee, excepting only the non-common Units which have been or will be conveyed to individual homeowners.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29 day of December, 2004.

CRAIGHEAD DEVELOPMENT, LLC
a Tennessee limited liability company

By: _____
Jeffrey D. Davis, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey D. Davis, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Craighead Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of December, 2004.

_____
Notary Public
My Commission Expires: 4/10/05

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
Affiant

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

_____
Notary Public
My commission expires: 4/10/05

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

C:\JTC\QCD3.600

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land lying in Nashville, Davidson County, Tennessee, and more particularly described according to a survey by R. L. Montoya - Land Surveying, Inc., dated May 13, 1996, revised May 19, 1998 (Job No. 96-5-40).

BEGINNING at an iron pin in the easterly margin of Thirty-First Avenue, South this being the northwest corner of Parcel 308, Metropolitan Tax Map 104-2, Tax Assessor's Office for Metropolitan Nashville and Davidson County, Tennessee; thence, in a northeasterly direction North 61° 04' 42" East, 150.00 feet to an iron pin; thence, South 28° 57' 46" East, 100.00 feet to an iron pin in the northerly margin of Hedrick Street, this being the northeast corner of this parcel; thence, South 61° 04' 42" West, 150.00 feet to an iron pin; thence, North 28° 57' 46" West, 100.00 feet to the point of beginning, containing 15,000 square feet or 0.34 acres, more or less, according to said survey.

BEING the same property conveyed to Craighead Development, LLC, by deed from Thirty-First Avenue Partners, L.P., of record in Book 11295, Page 51, Register's Office for Davidson County, Tennessee.