Davidson County DEEDQC
Recvd: 12/30/04 16:06 3 pgs
Fees:17.00 Taxes:0.00
20041230-0155036

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Beechtree Condominium Owners' Association, Inc. c/o Apex Ventures, Inc. 2409 Cruzen Street Nashville, TN 37211	New Owner	Map 105-10-0A; Parcel 416.00CO

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, CABANA, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BEECHTREE 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. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, and 415 (numbering 68 units in all), in Beechtree Condominiums as described in the Master Deed Establishing Beechtree Condominiums as of record as Book No. 11174, page 284, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for Beechtree Condominiums of record in Book 11680, page 193, said Register's Office, to which reference is hereby made.

BEING a part of the same property conveyed to Cabana, LLC, by deed of record in Book 11063, page 453, Register 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 Waverly Place Townhomes to the within named Grantee, excepting only the non-common Units which have been or will be conveyed to individual homeowners. This quitclaim deed has been executed by the Grantor as part of winding up the affairs of the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30TH day of December, 2004.

CABANA, LLC
a Tennessee limited liability company

By: _____
John T. Cook, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John T. Cook, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Cabana, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such authorized agent 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 an authorized agent.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of December, 2004.

_____
Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

Subscribed and sworn to before me this
30TH day of December, 2004.

_____
Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Being a parcel of land in the First Civil District, Seventeenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Beech Avenue and the northerly right-of-way of South Douglas Avenue formerly Central Avenue, and being a portion of the lot marked Residence on the recorded plan of Douglas Place of record in Plat Book 332, page 130, R.O.D.C., and being more particularly described as follows:

BEGINNING at an existing "x" in the sidewalk at the easterly right-of-way of Beech Avenue, said point being the northwesterly terminus of a curve return at the intersection of Beech Avenue and South Douglas Avenue;

THENCE, with said easterly right-of-way of Beech Avenue N 23°25'00" W, 450.54 feet to an existing "x" in sidewalk;

THENCE, with a curve to the right 34.97 feet to an existing iron rod, said curve having a central angle of 25°33'26", a radius of 78.39 feet, a tangent of 17.78 feet and a chord of N 10°38'21" W, 34.68 feet;

THENCE, leaving said easterly right-of-way with the southerly boundary of property conveyed to Shirley T. Brooks & Thomas B. Brooks of record in Book 10321, page 493, R.O.D.C., N 88°50'00" E, 191.80 feet to a point;

THENCE S 23°30'00" E, 433.17 feet to an existing iron pin in the northerly right-of-way of South Douglas Avenue;

THENCE, with said northerly right-of-way S 67°38'07" W, 102.70 feet to an existing "x" in sidewalk;

THENCE, continuing with said right-of-way and a curve to the left 57.25 feet to an existing "x" in the sidewalk, said curve having a central angle of 08°37'54", a radius of 380.00 feet, a tangent of 28.68 feet and a chord of S 63°19'16" W, 57.19 feet to an existing "x" in the sidewalk;

THENCE, leaving said right-of-way with a curve to the right 39.17 feet to the easterly right-of-way of Beech Avenue and to the point of beginning, said curve having a central angle of 97°34'48", a radius of 23.00 feet, a tangent of 26.26 feet and a chord of N 72°12'24" W, 34.61 feet.

Containing 87,047 square feet or 2.00 acres more or less.

BEING the same property conveyed to Cabana, LLC, by deed of record in Book 11063, page 453, Register's Office for Davidson County, Tennessee.