31-B
BCCB

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Christiansted Valley Homeowners Association, Inc. **c/o George Murff** **Ghertner & Company** **P.O. Box 24520** **Nashville 37202**	**172-10-B-102** **172-10-B-103** **172-10-B-104** **172-10-B-105** **172-10-B-106**	**Same**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (Leslie E. Cherry)
1600 Division Street, Suite 700, PO Box 340025, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Regent Development, LLC** (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **Christiansted Valley Homeowners Association, Inc.** (the "Grantee"), Grantee's, successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in **EXHIBIT A** which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, hereditaments and riparian rights appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereof (all of the foregoing being hereinafter collectively referred to as the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13 day of May, 2005.

Notary Public
My Commission Expires: 9-20-08

Davidson County DEEDQC
Recvd: 05/16/05 13:28 3 pgs
Fees:17.00 Taxes:0.00
20050516-0054926

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12 day of May, 2005.

REGENT DEVELOPMENT, LLC

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, DAVID McGowan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Regent Development, LLC, the within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand seal at office this 13 day of May, 2005.

_____
Notary Public

My Commission Expires: 9-20-08

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

EXHIBIT A

(Legal Description)

Tract I

Open Spaces 102, 103, 104, 105 and 106 on the Plat of Christiansted Valley Phase I, Revision 1 of record as Instrument No. 20010209-0012852 Register's Office for Davidson County, Tennessee, as revised in Instrument No 20020904-0106659, said Register's Office.

Tract II

Open Spaces 106 on the Plat of Christiansted Valley Phase 2, Revision 1 of record as Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.

All being a portion of the same property conveyed to McEwen Development, LLC by deeds of record in Book 11426, page 29; Book 11432, page 104; Book 11606, page 851; Book 11606, page 859; and Book 11606, page 863, Register's Office for Davidson County, Tennessee, the said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of record as Instrument No. 200003160026959, Register's Office for said County,

The above described property shall be subject to and together with, as applicable, all easements of record including, but not limited to, drainage easements, sanitary sewer easements, water, gas, electrical, cable, telephone and other public utilities, benefiting and burdening the Property as noted on the Plat of Christiansted Valley Phase, Revision 1 of record as Instrument No. 20010209-0012852 Register's Office for Davidson County, Tennessee, as revised in Instrument No. 20020904-0106659, said Register's Office; as well as Plat of Christiansted Valley Phase 2, Revision 1 of record as Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, as well as all rights, privileges and requirements as set forth in that certain Declaration of Covenants, Conditions and Restrictions Christiansted Valley Homeowners Association, Inc. of record as Instrument No. 19991221-0305559, said Register's Office.