318 Hubbard

This instrument prepared by:
Alvin L. Harris, Esq.
HUBBARD, BERRY, DOUGHTY, HARRIS & BARRICK, PLLC
SunTrust Bank Building, Suite 1420
201 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Ivy Hill at Dry Creek Farms Homeowners Association, Inc. c/o Beazer Homes Corp. 2910 Kraft Drive Nashville, Tennessee 37204	Same	common area

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Ivy Hill Properties, LLC (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Ivy Hill at Dry Creek Farms Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Ivy Hill Properties, LLC, by deed recorded as Instrument Number 20031001-0145054, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 01/30/06 15:25 3 pg
Fees:17.00 Taxes:0.00
20060130-0011537

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 26th day of JANUARY 2006.

IVY HILL PROPERTIES, LLC

By: _____
Brock A. Rust, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brock A. Rust, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself/herself to be Chief Manager of Ivy Hill Properties, LLC, 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 his name as Chief Manager.

Witness my hand and seal, at office in [illegible], Tennessee, this 26 day of Jan, 2006.

TARA SHIPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires:

5/24/08

My Commission Expires MAY 24, 2008

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

Kelly Sloan
AFFIANT

Sworn to and subscribed before me this 26 day of Jan, 2006.

TARA SHIPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires: _____

My Commission Expires MAY 24, 2008

EXHIBIT A

Being 1.21 acres, more or less, designated as the Common Area and Open Space shown on the Plat for Ivy Hill at Dry Creek Farms recorded as Instrument Number 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Ivy Hill Properties, LLC, by deed recorded as Instrument Number 20031001-0145054, Register's Office for Davidson County, Tennessee.