318
Hubbard Berry

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

Davidson County DEEDQC
Recvd: 02/13/06 13:52 4 pgs
Fees:22.00 Taxes:0.00
20060213-0017248

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Cumberland Station at Wilson Camp Homeowners Association, Inc. c/o Randall Phillips Homes, LLC 3000 Business Park Circle Suite 300 Goodlettsville, Tennessee 37072	Same	common area

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, RANDALL PHILLIPS HOMES, LLC, a Tennessee limited liability company and R & R BUILDERS & DEVELOPER, LLC (hereinafter collectively referred to as "Grantor"), do hereby quitclaim, transfer and convey unto Cumberland Station at Wilson Camp 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, 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 Randall Phillips Homes, LLC by deed recorded as Instrument Number 20041018-0124592, Register's Office Davidson County, Tennessee, and conveyed to R & R Builders & Developer, LLC by deed recorded in Book 10585, page 496, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this ____ day of February, 2006.

RANDALL PHILLIPS HOMES, LLC

By: E. Randall Phillips II
E. Randall Phillips, II, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared E. Randall Phillips, II, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be Chief Manager of Randall Phillips Homes, LLC, one of the within named bargainors, 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, this 9th day of February, 2006.

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

Rebecca Campbell
Notary Public
My commission expires: 4/13/08

R & R BUILDERS & DEVELOPER, LLC

By: _____
Ronald Hollingsworth, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ronald Hollingsworth, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be Chief Manager of R & R Builders & Developer, LLC, one of the within named bargainors, 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, this 8th day of February, 2006.

CAROL P. JUSTICE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN.

Carol P. Justice
Notary Public
My commission expires: 10-12-2009

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

E. Randall Phillips, II, Affiant

Sworn to and subscribed before me
this 6th day of February, 2006.

Notary Public

My commission expires: 4/12/08

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

EXHIBIT A

Being 5.334 acres, more or less, of Common Area and Open Space as shown and designated as such on the Plat of Cumberland Station at Wilson Camp, Section Five recorded as Instrument Number 20060118-0006553 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being portion of the same property conveyed to Randall Phillips Homes, LLC by deed recorded as Instrument Number 20041018-0124592, Register's Office Davidson County, Tennessee, and a portion of the same property conveyed to R & R Builders & Developer, LLC, by deed recorded in Book 10585, page 496, Register's Office for Davidson County, Tennessee.