Davidson County DEEDQC
Recvd: 04/05/06 15:40 8 pgs
Fees:42.00 Taxes:0.00
20060405-0039304

This Instrument prepared by:
R. Patrick Parker
Suite 1R
631 Second Avenue South
Nashville, Tennessee 37210

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Chateau Valley Homeowners Association, a Tennessee nonprofit corporation	**Same**	**90000000254**
c/o William Hegwood, President		**90000000255**
3317 William Bailey Drive		**059-15-0-A 072.00 CO**
Nashville, Tennessee 37207		**059-15-0-A 103.00 CO**
		059-15-0-A 125.00 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Chateau Associates, Ltd., a Tennessee limited partnership, by these presents does hereby quitclaim and convey unto Chateau Valley Homeowners Association, a Tennessee nonprofit corporation, its successors and assigns, all of its right, title and interest in and to the following described tracts of land:

SEE EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 5th day of April, 2006, Chateau Associates, Ltd., having caused its name to be signed hereto by its duly authorized general partner on said day and date.

CHATEAU ASSOCIATES, LTD., a Tennessee limited partnership

By: CSK Corporation, a Tennessee corporation
General Partner

By: Cathy Hardaway

Cathy Hardaway

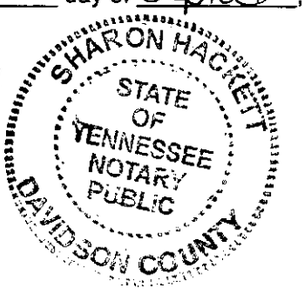
Its: Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cathy Hardaway, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary/Treasurer of CSK Corporation, a Tennessee corporation and the general partner of Chateau Associates, Ltd. and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2006.

Sharon Hackett
Notary Public



My Commission expires:
7/25/09

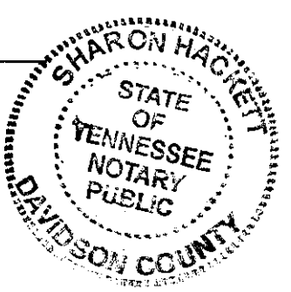
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me, this the 5th day of April, 2006.

Cathy Hardaway
Affiant

Sharon Hackett
Notary Public



My commission expires: 7/25/09

OPEN COMMON AREA - CHATEAU VALLEY - PHASE 1

Land in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Open Common Area and Public Utility and Drainage Easement as shown on the Final Plat of Phase 1, Chateau Valley as of record in Plat Book 6900, Page 893, 894 and 895, Register's Office for Davidson County (R.O.D.C.), Tennessee. Said Open Common Area is calculated by these Final Plats and being more particularly described as follows:

Tract #1 (Map/Parcel # 90000000254)

Beginning at a point on the southerly right-of-way margin of Moorman's Arm Road (a 55-foot wide right-of-way) in the easterly property line of David Ballard and wife, Bridgett E., as of record in Book 5746, Page 678, R.O.D.C., Tennessee and proceeding as follows:

1. **From the point of beginning and with said southerly right-of-way margin, North 70 degrees 24 minutes 59 seconds East, 166.24 feet; thence,**
2. **With a 25.00-foot radius return curve to the right, for an arc length of 39.27 feet, an interior angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of South 64 degrees 35 minutes 01 seconds East, 35.36 feet; thence,**
3. **Leaving the southerly right-of-way margin of Moorman's Arm Road and with the westerly right-of-way margin of Chateau Valley Drive (a 50-foot wide right-of-way) South 19 degrees 35 minutes 01 seconds East, 44.00 feet; thence,**
4. **With a 302.29-foot radius curve to the right, for an arc length of 12.53 feet, an interior angle of 02 degrees 22 minutes 30 seconds and a chord bearing and distance of South 18 degrees 23 minutes 46 seconds East, 12.53 feet; thence,**
5. **Leaving said right-of-way margin and with the common property line of Lot 145 of this subdivision, South 72 degrees 47 minutes 25 seconds West, 151.98 feet; thence,**
6. **South 17 degrees 48 minutes 28 seconds East, 47.60 feet; thence,**
7. **With the common property line of Lots 144 and 143, South 11 degrees 13 minutes 55 seconds East, 148.06 feet; thence,**
8. **With the common property line of Lots 142 and 141, South 23 degrees 43 minutes 28 seconds East, 172.86 feet; thence,**
9. **With the common property line of Lots 140 and a portion of 139, South 63 degrees 53 minutes 46 seconds East, 93.91 feet; thence,**
10. **Leaving the southerly property line of Lot 139 and with the common property line of Chateau Associates, Ltd., as of record in Book 7552, Page 105, R.O.D.C., Tennessee, South 22 degrees 33 minutes 10 seconds West, 110.94 feet; thence,**
11. **South 05 degrees 51 minutes 17 seconds West, 93.95 feet; thence,**
12. **South 04 degrees 49 minutes 58 seconds East, 79.44 feet; thence,**
13. **North 48 degrees 46 minutes 34 seconds West, 168.62 feet; thence,**
14. **North 69 degrees 23 minutes 32 seconds West, 148.29 feet; thence,**
15. **North 80 degrees 09 minutes 27 seconds West, 130.70 feet; thence,**
16. **North 19 degrees 46 minutes 16 seconds West, 15.00 feet; thence,**
17. **Leaving said Chateau Associates, Ltd., and with the common property line of Kendrick S. W. Jangdhari and wife, Gloria, as of record in Book 4264, Page 548, R.O.D.C., Tennessee, Harlin**

Key and wife, Mary M., as of record in Book 4268, Page 754, R.O.D.C., Tennessee and David Ballard and wife, Bridgett E., North 70 degrees 13 minutes 44 seconds East, 319.46 feet; thence,

18. North 16 degrees 15 minutes 56 seconds West, 323.82 feet; thence,
19. North 13 degrees 09 minutes 15 seconds West, 107.08 feet to the Point of Beginning and containing 91,862 square feet or 2.109 acres, more or less, as calculated by the above courses and distances.

Tract #2 (Map/Parcel # 90000000255)

Beginning at a point on the southerly right-of-way margin of Moorman's Arm Road (a 55-foot wide right-of-way) in the westerly property line of Nancy Crockett, as of record in Book 5895, Page 501, R.O.D.C., Tennessee and proceeding as follows:

1. From the point of beginning and with the common property line of said Crockett, South 19 degrees 18 minutes 19 seconds East, 193.65 feet; thence,
2. Leaving Crockett and with the common property line of Reba Belfanz, as of record in Book 4534, Page 160, R.O.D.C., Tennessee South 69 degrees 36 minutes 31 seconds West, 43.55 feet; thence,
3. South 53 degrees 54 minutes 49 seconds East, 77.12 feet; thence,
4. South 54 degrees 53 minutes 09 seconds East, 629.59 feet; thence,
5. South 56 degrees 46 minutes 55 seconds East, 301.52 feet; thence,
6. South 76 degrees 42 minutes 05 seconds East, 4.73 feet; thence,
7. Leaving Belfanz and with the common property line of Haynes Heights, as of record in Plat Book 3842, Page 248, R.O.D.C., Tennessee, South 26 degrees 06 minutes 56 seconds East, 112.84 feet; thence,
8. North 83 degrees 09 minutes 04 seconds East, 159.05 feet; thence,
9. South 39 degrees 51 minutes 35 seconds West, 265.15 feet to the northerly property corner of Lois O. Jones, as of record in Book 7009, Page 454, R.O.D.C., Tennessee; thence,
10. South 20 degrees 44 minutes 35 seconds East, 454.91 feet; thence,
11. Leaving Jones and with the common property line of Nocturne Forest, as of record in Plat Book 7552, Page 108, R.O.D.C., Tennessee, South 60 degrees 44 minutes 10 seconds West, 198.37 feet; thence,
12. Leaving Nocturne Forest and with the common property line of Chateau Associates, Ltd., as of record in Deed Book 7552, Page 105, R.O.D.C., Tennessee, North 29 degrees 15 minutes 49 seconds West, 125.13 feet; thence,
13. North 05 degrees 08 minutes 10 seconds West, 170.34 feet; thence,
14. Leaving Chateau Associates, Ltd. and with the common property line of Lots 19 and 18 of said Chateau Valley, North 62 degrees 35 minutes 10 seconds East, 159.98 feet; thence,
15. North 20 degrees 44 minutes 35 seconds West, 110.00 feet; thence,
16. North 65 degrees 20 minutes 09 seconds West, 38.81 feet to the northerly right-of-way margin of Chateau Valley Court (a 50-foot wide right-of-way); thence,
17. With a 49.95-foot radius curve to the left, for an arc length of 42.78 feet, an interior angle of 49 degrees 04 minutes 21 seconds and a chord bearing and distance of North 00 degrees 48 minutes 11 seconds West, 41.48 feet; thence,
18. Leaving said northerly right-of-way margin and with the common property line of Lot 17, North 39 degrees 51 minutes 35 seconds East, 163.16 feet; thence,

19. With the common property line of Lot 17 and part of Lot 16, North 54 degrees 17 minutes 34 seconds West, 94.25 feet; thence,
20. With the common property line and part of Lot 16 and Lot 15, North 26 degrees 06 minutes 56 seconds West, 85.00 feet; thence,
21. With the common property line and part of Lots 15, all of Lot 14 and 13, North 53 degrees 27 minutes 32 seconds West, 172.97 feet; thence,
22. With the common property line of Lot 12 and part of Lot 11, North 83 degrees 55 minutes 07 seconds West, 174.30 feet; thence,
23. With the common property line and part of Lot 11 and all of Lot 10, South 66 degrees 38 minutes 34 seconds West, 115.00 feet to the easterly right-of-way margin of Chateau Valley Drive; thence,
24. With a 305.01-foot radius curve to the left, for an arc length of 10.00 feet, an interior angle of 01 degrees 52 minutes 43 seconds and a chord bearing and distance of North 20 degrees 44 minutes 14 seconds West, 10.00 feet; thence,
25. With the common property line and part of Lot 9, North 66 degrees 38 minutes 34 East, 125.00 feet; thence,
26. With the common property line of Lot 9 and part of Lot 8, North 17 degrees 48 minutes 42 seconds West, 119.29 feet; thence,
27. With the common property line of Lots 8, 7, 6, 5, 4, 3, 2, 1 and Lot 146, North 54 degrees 53 minutes 09 seconds West, 527.43 feet; thence,
28. South 74 degrees 48 minutes 04 seconds West, 78.24 feet to the easterly right-of-way margin of Chateau Valley Drive; thence,
29. With said right-of-way margin and with a 277.94-foot radius curve to the right, for an arc length of 46.33 feet, an interior angle of 09 degrees 33 minutes 02 seconds and a chord bearing and distance of North 10 degrees 25 minutes 23 seconds West, 46.33 feet; thence,
30. North 05 degrees 38 minutes 52 seconds West, 70.41 feet; thence,
31. With a 352.29-foot radius curve to the left, for an arc length of 85.69 feet, an interior angle of 13 degrees 56 minutes 09 seconds and a chord bearing and distance of North 12 degrees 36 minutes 56 seconds West, 85.48 feet; thence,
32. North 19 degrees 35 minutes 01 seconds West, 44.00 feet; thence,
33. With a 25.00-foot radius return curve to the right, for an arc length of 39.27 feet, an interior angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of North 25 degrees 24 minutes 59 seconds East, 35.36 feet to the southerly right-of-way margin of Moorman's Arm Road; thence,
34. With said southerly right-of-way margin, North 70 degrees 24 minutes 59 seconds East, 20.30 feet to the Point of Beginning and containing 105,457 square feet or 2.421 acres, more or less, as calculated by the above courses and distances.

Total for this Phase 1 (Tract #1 and Tract #2) = 197,319 square feet or 4.530 acres, more or less.

OPEN COMMON AREA - CHATEAU VALLEY - PHASE THREE

Land in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Open Common Area and Public Utility and Drainage Easement as shown on the Final Plat of Phase Three, Chateau Valley as of record in Plat Book by Instrument #20001103-0109136, Register's Office

for Davidson County (R.O.D.C.), Tennessee. Said Open Common Area is calculated by this Final Plat and being more particularly described as follows:

Tract #3 (Map/Parcel # 059 15 0 A 072.00 CO)

Beginning at a point on the southwesterly right-of-way margin of Stoker's Lane (a 50-foot wide right-of-way) at the common property corner of Lot 65, Parcel 73 of said subdivision plat and this tract and proceeding as follows:

1. From the point of beginning and with said southwesterly right-of-way margin, South 29 degrees 15 minutes 49 seconds East, 50.00 feet; thence,
2. Leaving the southwesterly right-of-way margin, South 60 degrees 59 minutes 26 seconds West, 135.00 feet; thence,
3. With the common property line of Chateau Associates, Ltd., as of record in Book 7723, Page 654, R.O.D.C., Tennessee, Future Development, North 29 degrees 15 minutes 49 seconds West, 49.40 feet to the common property corner of said Lot 65, Parcel 73; thence,
4. With said the common property line, North 60 degrees 44 minutes 11 seconds East, 135.00 feet to the Point of Beginning and containing 6,710 square feet or 0.154 acres, more or less, as calculated by the above courses and distances.

Tract #4 (Map/Parcel # 059 15 0 A 103.00 CO)

Beginning at a point on the northeasterly right-of-way margin of Stoker's Lane (a 50-foot wide right-of-way) at the common property corner of Lot 64, Parcel 102 of said subdivision plat and this tract and proceeding as follows:

1. From the point of beginning and leaving said northeasterly right-of-way margin and with the common property line of said Lot 64, North 60 degrees 44 minutes 11 seconds East, 70.00 feet; thence,
2. With the common property line of Cumberland Builders, Inc., as of record in Book 7552, Page 105, R.O.D.C., Tennessee, South 29 degrees 15 minutes 49 seconds East, 43.92 feet; thence,
3. South 60 degrees 59 minutes 26 seconds West, 70.00 feet to the northeasterly right-of-way margin of said road; thence,
4. With said road, North 29 degrees 15 minutes 49 seconds West, 43.61 feet to the Point of Beginning and containing 3,064 square feet or 0.070 acres, more or less, as calculated by the above courses and distances.

Total for this Phase Three (Tract #3 and Tract #4) = 9,773 square feet or 0.224 acres, more or less.

OPEN COMMON AREA - CHATEAU VALLEY - PHASE FIVE

Land in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Open Common Area and Public Utility and Drainage Easement as shown on the Final Plat of Phase Five, Chateau Valley as of record in Plat Book by Instrument #20050815-0096234, Register's Office for

Davidson County (R.O.D.C.), Tennessee. Said Open Common Area is calculated by this Final Plat and being more particularly described as follows:

Tract #5 (Map/Parcel 059 15 0 A 125.00 CO)

Beginning at a point on the southerly right-of-way margin of Stokers Lane (a 50-foot wide right-of-way) at the westerly property corner of Lot 83, Parcel 115, of said subdivision and proceeding as follows:

1. **From the point of beginning and leaving said southerly right-of-way margin and with the common property line of Lots 83 and 82 and a part of Lot 81, South 03 degrees 02 minutes 58 seconds East, 179.73 feet; thence,**
2. **With the common property line of Lot 81 and a part of Lot 80, South 49 degrees 58 minutes 18 seconds East, 160.00 feet; thence,**
3. **With the common property line of Lot 80 and a part of Lot 79, North 77 degrees 39 minutes 54 seconds East, 160.00 feet; thence,**
4. **With the common property line of part of Lot 79, North 28 degrees 41 minutes 31 seconds East, 62.96 feet; thence,**
5. **With the common property line of Lot 78, North 15 degrees 16 minutes 09 seconds East, 112.12 feet; thence,**
6. **With the common property line of Lots 75, 74, 73 and Lot 72, North 87 degrees 37 minutes 03 seconds East, 154.48 feet; thence,**
7. **With the common property line of Lots 71 and 70, Chateau Valley Resbubdivision of Lots 70 & 71, as of record in Plat Book by Instrument #20030228-0026735, R.O.D.C., Tennessee, South 56 degrees 37 minutes 03 seconds East, 158.75 feet; thence,**
8. **With the common property line of Lots 69 and 68, Chateau Valley, Phase 3, as of record in Plat Book by Instrument #20001103-0109136, R.O.D.C., Tennessee, South 35 degrees 55 minutes 15 seconds East, 105.40 feet; thence,**
9. **With the common property line of Lots 67, 66, 65 and 64, South 29 degrees 15 minutes 49 seconds East, 234.40 feet; thence,**
10. **With the common property line of Nocturne Forest Subdivision, as of record in Plat Book by Instrument #20000602-0055004, R.O.D.C., Tennessee, South 60 degrees 59 minutes 26 seconds West, 244.00 feet; thence,**
11. **Leaving said Nocturne and with the common property line of William D. Powell, Et Ux, as of record in Deed Book 9351, Page 1758, R.O.D.C., Tennessee and Kerry Bowman, as of record in Deed Book by Instrument #20030324-0038806, R.O.D.C., Tennessee, North 25 degrees 30 minutes 03 seconds West, 300.48 feet; thence,**
13. **With the northerly property line of said Bowman, South 58 degrees 39 minutes 07 seconds West, 559.60 feet to the easterly right-of-way margin of Old Buena Vista Road (a 25-foot wide dedication by plat); thence,**
14. **With said easterly right-of-way margin, North 15 degrees 31 minutes 03 seconds West, 39.84 feet; thence,**
15. **With a 300.00-foot radius curve to the right, for an arc length of 97.22 feet, an interior angle of 18 degrees 34 minutes 01 seconds and a chord bearing and distance of North 06 degrees 14 minutes 02 seconds West, 96.79 feet; thence,**
16. **North 03 degrees 02 minutes 58 seconds East, 454.33 feet to the southerly right-of-way margin of Stokers Lane; thence,**

17. **With said right-of-way margin, North 77 degrees 39 minutes 54 seconds East, 25.93 feet to the Point of Beginning and containing 224,975 square feet or 5.165 acres, more or less, as calculated by the above courses and distances.**

PREPARED BY RAGAN-SMITH-ASSOCIATES, INC.
G:\88063\2851\DESCRIPTION\DESCRIPT_PHASE1\OPENSPACE.WPD
A. C. HOUSE - SEPTEMBER 2, 2005