This instrument prepared by:
Alvin L. Harris, Esq.
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Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 11/06/06 10:46 3 pg
Fees:17.00 Taxes:0.00
20061106-0137657

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
The Townhomes of Truxton Village Homeowners Ass'n, Inc. 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, E. Phillips Development, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto The Townhomes of Truxton Village 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 portion of the same property conveyed to E. Phillips Development, L.L.C., by deed recorded as Instrument Number 20050615-0068445, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 30 day of Oct., 2006.

E. PHILLIPS DEVELOPMENT, L.L.C.

By: H Eddie Phillips
H. Eddie Phillips, Chief Manager.

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared H. Eddie Phillips, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be Chief Manager of E. Phillips Development, L.L.C., 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 Goodlettsville, Tennessee, this 30 day of October, 2006.

Michaela Procter
Notary Public

My commission expires:

June 17, 2009



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

H. Eddie Phillips
AFFIANT

Sworn to and subscribed before me
this 30 day of October, 2006.

Michaela Procter
Notary Public

My commission expires:

June 17, 2009



EXHIBIT A

Being all of the property designated as the Common Elements, Open Space, Common Area, or such similar designation as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village recorded as Instrument Number 20061025-0132473, Register's Office for Davidson County, Tennessee, to which exhibit is hereby made for a more complete and accurate description, and described as Common Elements in said Declaration; the intent of this Quitclaim Deed being to convey all property shown on said exhibit other than the Units and the Private Elements.

Being a portion of the same property conveyed to E. Phillips Development, L.L.C. by deed recorded as Instrument Number 20050615-0068445, Register's Office for Davidson County, Tennessee.