Davidson County DEEDQC
Recvd: 12/29/06 14:57 2 pgs
Fees:12.00 Taxes:0.00
20061229-0160974

This Instrument prepared by: R. Patrick Parker
615 Main Street
P.O. Box 60429
Nashville, Tennessee 37206

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Cumberland Builders, Inc. **615 Main Street** **P.O. Box 60429** **Nashville, Tennessee 37206**	**Same**	**070-03-0 A 041.00**

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 **Cumberland Builders, Inc., a Tennessee corporation**, its successors and assigns, all of our right, title and interest in and to the following described tracts of land:

CHATEAU VALLEY SUBDIVISION, NASHVILLE, DAVIDSON COUNTY , TENNESSEE

BEING land located in Davidson County, Tennessee, known as the Final Plat of Phase Four, Chateau Valley, not of record yet, and further described as follows:

BEGINNING at the rear common corner of Lots 38 and 37, Chateau Valley Phase Two, of record in Plat Book 8250, page 932, Register's Office for Davidson County, Tennessee, and continuing along the edge of Chateau Valley Phase Two, the following calls and distances, North 60 degrees 44 minutes 11 seconds East, 303.00 feet to a monument, thence North 41 degrees 42 minutes 23 seconds East 338.49 feet and North 36 degrees 01 minutes 57 seconds East 104.62 feet to an iron rod in the rear line of Lot 21, Chateau Valley, Phase One, which is of record in Plat Book 6900 page 893, Register's Office for Davidson County, Tennessee. Thence along the common boundary with Chateau Valley, Phase One, the following calls and distances, South 30 degrees 03 minutes 41 seconds East 70.00 feet, South 47 degrees 30 minutes 38 seconds East 183.60 feet, South 05 degrees 08 minutes 10 seconds East 170.34 feet, to a monument, common corner with Chateau Valley, Phase One, and Open Space (P.U.D.E.) of record as Inst. No. 20050103-0000576, Register's Office for Davidson County, Tennessee. Thence along said Open Space South 29 degrees 15 minutes 49 seconds East 124.24 feet to an iron rod in the rear line of Lot 50 of Nocturne Forest Phase One, of record in Plat Book 7900 page 22, Register's Office for Davidson County, Tennessee. Thence along the common boundary of Nocturne Forest, Phase One, and Nocturne Forest Phase Two, which is of record as Inst. No. 20000602-0055004, Register's Office for Davidson County, Tennessee, South 60 degrees 59 minutes 26 seconds West 712.68 feet to an iron rod; thence North 29 degrees 15 minutes 49 seconds West, 183.92 feet to an iron rod in the southern margin of Bordeaux Place, thence North 60 degrees 44 minutes 11 seconds East 5.80 feet to an iron rod, thence crossing over Bordeaux Place and continuing North 29 degrees 15 minutes 49 seconds West 182.89 feet to the point of beginning, containing in all 6.96 acres more or less, according to Final Plat of Phase Four, Chateau Valley, prepared by Ragan-Smith Associates, Inc., by Kevin Birdwell, Tennessee Registered Land Surveyor Number 1797, dated July 13, 2006, Job No. 88-063.

Being part of the property conveyed to Grantor by deed of record in Book 7723, page 654, said Register's Office of Davidson County, Tennessee. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 29th day of December, 2006, Chateau Associates, Ltd., having caused its name to be signed hereto by its duly authorized general partner, CSK Corp., on said day and date.

CHATEAU ASSOCIATES, LTD.

CSK, Corp., general partner

By: _____
Kerry P. Sloan
Its: Secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me, this the 29th day of December, 2006.

_____
Affiant

Sharon Hackett
Notary Public

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/25/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kerry P. Sloan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of CSK Corp., a Tennessee corporation and the general partner of Chateau Associates, Ltd., and being authorized to do so, executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2006.

Sharon Hackett
Notary Public
My Commission expires: 7/25/09

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY