Davidson County DEEDQC
Recvd: 12/29/06 15:10 4 pgs
Fees:22.00 Taxes:0.00
20061229-0161138

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hillsboro Quarters Condominium Owners' Association, Inc. 4219 Hillsboro Road, Suite 300 Nashville, TN 37215	"New Owner"	131020H02000co

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CRAIGHEAD PATTEN PROPERTIES,** a Tennessee joint venture composed of Craighead Development, LLC, a Tennessee limited liability company, and Patten Properties, LLC, a Tennessee limited liability company, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **HILLSBORO QUARTERS CONDOMINIUM OWNERS' ASSOCIATION, INC.,** a Tennessee non-profit corporation, hereinafter called the "Grantee", its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

INCLUDED IN THE LAND DESCRIBED ON THE ATTACHED EXHIBIT "A", BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS OF LAND:

LAND in Davidson County, Tennessee, being Unit Nos. 201 through 213, inclusive, in Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192, and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Craighead Patten Properties, a Tennessee joint venture composed of Craighead Development, LLC, a Tennessee limited liability company, and Patten Properties, LLC, a Tennessee limited liability

company, by Deed from Raymond W. Waller and Carleen B. Waller, Jr., Trustees of the Waller Family Trust and Raymond W. Waller, Individually, of record in Instrument No. 20040203-0012776, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THE purpose and intent of this Quitclaim Deed is to convey and transfer all of the Open Space or Common Areas of Hillsboro Quarters II Condominiums to the within named Grantee, excepting only the non-common Units which have been or will be conveyed to individual homeowners. The Grantor expressly disclaims any present interest in said Open Space or Common Areas, the same having been previously conveyed to the Unit owners as an appurtenance to their Units. However, this Quitclaim Deed is executed and recorded to give notice that all future tax bills, if any, for Open Space or Common Areas should be issued in the name of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of December, 2006.

CRAIGHEAD PATTEN PROPERTIES, a Tennessee joint venture

By: CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, its Managing Venturer

By: _____
Carl A. Neuhoff, Jr., Asst. Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Asst. Chief Manager of Craighead Development, LLC, a Tennessee limited liability company, and who further acknowledged Craighead Development, LLC, to be the Managing Venturer of the Craighead Patten Properties, a Tennessee joint venture, the within named bargainor, and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the joint venture the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2006.

_____
Notary Public

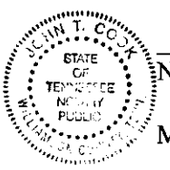
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

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



Notary Public

My Commission Expires: 3/22/09

CONDO HOA.QCD

EXHIBIT "A"

TO

QUITCLAIM DEED

Legal Description

LAND in Davidson County, Tennessee, being Lot Nos. 58 and 59 on the Map of Hollywood Place, as of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 58 and 59 front together 200 feet on the easterly side of Hillsboro Road and run back 187.5 feet on the northerly line and 197 feet, more or less, on the southerly line to a dead line, measuring 200 feet thereon.

THIS property is subject to a perpetual easement granted to the State of Tennessee for the use and benefit of the Department of Highway, said easement being of record in Book 4426, Page 398, described as follows:

BEING parts of Lots 58 and 59 on the Plan of Hollywood Place, as of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Southeast margin of Hillsboro Pike (State Route No. 106) said point being the Northwest corner of Frank C. Roberts' property; thence, with said margin northeastwardly 200 feet to a point in W. L. Meacham's Northwest property line; thence, South 56 degrees East 10 feet, more or less, to a point which is 50 feet Southeast of the centerline of proposed State Route No. 106; thence, southwestwardly 200 feet to a point in Roberts' Northeast boundary line; thence, with said boundary line North 56 degrees West 10 feet, more or less, to the point of beginning, containing 2,000 square feet.