Davidson County DEEDQC
Recvd: 12/29/06 16:11 3 pgs
Fees:17.00 Taxes:0.00
20061229-0161139

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Riverfront Condominium Owners' Association, Inc. c/o Timmons Properties 2200 Hillsboro Road, Suite 200 Nashville, TN 37217	New Owner	Map 082-14 Parcel 025

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, RIVERFRONT CONDOMINIUMS PARTNERSHIP, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RIVERFRONT 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. 728 through 1088, inclusive, in Riverfront Condominiums as described in the Master Deed for Riverfront Condominiums as of record in Instrument Number 20051221-0153160, Register's Office for Davidson County, Tennessee as amended by First Amendment in Instrument Number 20051228-0155671 and by Second Amendment in Instrument Number 20060518-0058640, said Register's Office, to which reference is hereby made.

BEING a part of the same property conveyed to Riverfront Condominium Partnership, a Tennessee general partnership, by deed from Riverfront Partnership, a Tennessee general partnership, of record in Instrument Number 20050902-0105982, 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 Riverfront 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.

RIVERFRONT CONDOMINIUMS PARTNERSHIP
a Tennessee general partnership

By: CRAIGHEAD RIVERFRONT DEVELOPMENT, LLC
a Tennessee limited liability company
Its: Managing Partner

By: Carl A. Neuhoff
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 Riverfront Development, LLC, a Tennessee limited liability company, 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 the name of the limited liability company by himself as Asst. Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2004.

SCOTT T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Carl A. Neuhoff
Affiant

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

SCOTT T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 3/22/09

Exhibit A
Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between First Avenue North on the west and the Cumberland River on the east, south of Jefferson Street Bridge and being more particularly described as follows:

BEGINNING at an iron pin in the east margin of First Avenue North at the southwest corner of herein described parcel, said pin being the northwest corner of Metro Nashville property of record in Deed Book 8398, Page 819, Register's Office for Davidson County, Tennessee.

Thence with the easterly margin of First Avenue North, North 31 degrees 21 minutes 30 seconds West, 870.06 feet to a railroad spike; Thence, North 60 degrees 55 minutes 19 seconds West 155.07 feet to an iron pin; Thence, North 31 degrees 57 minutes 42 seconds East, 10.07 feet to an iron pin; Thence, North 37 degrees 27 minutes 33 seconds West, 99.76 feet to a point; Thence North 09 degrees 58 minutes 25 seconds West, 276.14 feet to an iron pin; Thence, leaving said margin with the southerly line of McRedmond Brothers, Inc. Of record in Deed Book 5176, Page 453, Register's Office for Davidson County, Tennessee, North 68 degrees 29 minutes 00 seconds East, 183.48 feet to a point at the edge of water of the Cumberland River at elevation 388.81 mean sea level on February 18, 1999;

Thence, with the edge of water the following calls:

South 35 degrees 56 minutes 06 seconds East, 41.30 feet to a point.
South 18 degrees 29 minutes 06 seconds East, 100.44 feet to a point.
South 12 degrees 34 minutes 36 seconds West, 41.44 feet to a point.
South 29 degrees 19 minutes 00 seconds West, 106.85 feet to a point.
South 24 degrees 53 minutes 28 seconds East, 39.33 feet to a point.
North 80 degrees 23 minutes 29 seconds East, 65.96 feet to a point.
South 87 degrees 47 minutes 16 seconds East, 48.27 feet to a point.
South 47 degrees 25 minutes 51 seconds East, 29.84 feet to a point.
South 29 degrees 36 minutes 50 seconds East, 480.70 feet to a point.
South 15 degrees 22 minutes 49 seconds East, 75.82 feet to a point.
South 23 degrees 33 minutes 28 seconds East, 106.01 feet to a point.
South 31 degrees 17 minutes 45 seconds East, 300.60 feet to a point.
South 49 degrees 57 minutes 00 seconds East, 37.96 feet to a point.

Thence, leaving the edge of water with the north line of aforementioned Metro Nashville property South 58 degrees 56 minutes 39 seconds West, 129.57 feet to the point of beginning, containing 214,995 square feet or 4.94 acres, more or less.

BEING the BEING a part of the same property conveyed to Riverfront Condominium Partnership, a Tennessee general partnership, by deed from Riverfront Partnership, a Tennessee general partnership, of record in Instrument Number 20050902-0105982, Register's Office for Davidson County, Tennessee.