File Box 36

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/23/07 13:38 2 pg
Fees:12.00 Taxes:0.00

20070323-0035373

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
~~March 21, 2009~~
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	Part of Map 172-157

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee limited partnership, **("Grantor")**, by these presents, quitclaim, grant and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, **("Grantee"),** its successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Being a 2.936 more of less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Holt Valley, LLC as evidenced by deed of record in Deed Book 11294, page 633, Register's Office for Davidson County, Tennessee, and being more particularly described according to surveys by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 6, 1999, and November 1, 2002 as follows:

Beginning at an iron pin found on the westerly right-of-way of Nolensville Pike, said point being the most northeasterly corner of said Holt Valley, LLC Property, and the most southeasterly corner of the Metro Government Property of record at Instrument No. 20020227-25270, Register's Office for Davidson County, Tennessee; Thence with said right-of-way of Nolensville Pike, South 45 Degrees 14 Minutes 29 Seconds East a distance of 50.06 feet to an iron pin (old); Thence leaving said right-of-way and with the northerly line of the Drees Premier Homes Inc. Property of record at Instrument No. 20021001-118959, Register's Office for Davidson County, Tennessee, South 66 Degrees 24 Minutes 57 Seconds West a distance of 739.20 feet to an iron pin (new); Thence with the easterly line of Open Space "A" on the plan of Highland Creek, Section Two, of record at Instrument No. 20030424-0055118, Register's Office Davidson County, Tennessee, North 00 Degrees 52 Minutes 25 Seconds East a distance of 372.22 feet to an iron pin (new); Thence with the southerly line of the afore-said Metro Government Property, South 88 Degrees 49 Minutes 29 Seconds East a distance of 162.81 feet to an iron pin (old); Thence continuing South 88 Degrees 29 Minutes 01 Seconds East a distance of 474.01 feet to the point of beginning, containing 127,882 square feet of 2.936 acres, more or less.

Being the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Deed from Holt Valley, a Tennessee general partnership (formerly known as Holt Valley, LLC), of record in Instrument No. 20060925-0118499, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 2.936 acres, more of less, Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this the 15th day of February, 2007.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership:

By: _____
David C. McGowan, Jr., General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned a Notary Public in and for said State and County aforesaid, personally appeared David C. McGowan, Jr., who upon his oath acknowledged himself to be the General Partner of **MCGOWAN FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership, the within named bargainor, and that he as General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **MCGOWAN FAMILY LIMITED PARTNERSHIP.**

WITNESS my hand and seal in Nashville, Tennessee, this 15th day of February, 2007.

Jamie L. Gaskins
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
March 21, 2009
STATE OF TENNESSEE