This Instrument was prepared by:
Guaranty Title & Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Davidson County DEEDMAST
Recvd: 07/05/07 12:15 5 pgs
Fees:57.00 Taxes:0.00
20070705-0079992

First Amendment
Master Deed For
Berkeley Hall Townhomes

Whereas, the Master Deed for Berkeley Hall Townhomes is recorded as Instrument No. 20061127-0146201 Register's Office for Davidson County Tennessee, and

Whereas, the Developer, Grand Developers, LLC, wishes to amend the Master Deed to addSection 2to Berkeley Hall Townhomes.

Now therefore, the Developer amends the Master Deed for Berkeley Hall Townhomes by submitting the real property described in the Exhibits "A" and "B" attached hereto as Berkeley Hall,Section 2, together with all buildings, improvements and other permanent fixtures located thereon to the provisions of the Horizontal property act of the State of Tennessee asSection 2 Berkeley Hall Townhomes.

This the 3rd day of July 2007.

Grand Developers, LLC

By: _____
Phillip Saindon, Chief Manager Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Phillip Saindon with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Grand Developers, LLC, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 3rd day of July, 2007.

_____
Notary Public

Commission expires: 8/20/07

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
TENN.

Land in Davidson County, Tennessee, being Lot No., 109 thru 172 as shown on the unrecorded site plan by Dale & Associates dated May, 2005, and further described as follows:

PROPERTY DESCRIPTION - TRACT B

Beginning at an iron rod situated in the easterly margin of Moss Road, said point also being the northeast corner of the M & D Development property of record in Book 11621, Page 566, R.O.D.C., TN.;

Thence, along said road, along a curve to the left, having a central angle of 22°49'30", a radius of 311.48 feet, a tangent of 62.88 feet, a length of 124.09 feet, and having a chord which bears N 12°52'40" E, a distance of 123.27 feet to an iron rod;

Thence, along said road, N 01°21'06" E, a distance of 93.56 feet to an iron rod;

Thence, leaving said road, S 89°56'38" E, a distance of 357.14 feet to an iron rod;

Thence, S 00°02'52" W, a distance of 257.20 feet to an iron rod;

Thence, S 71°23'11" E, a distance of 334.53 feet to an iron rod;

Thence, S 02°25'38" W, a distance of 43.17 feet to an iron rod;

Thence, S 43°03'46" W, a distance of 83.72 feet to an iron rod;

Thence, S 19°11'55" W, a distance of 68.28 feet to an iron rod;

Thence, N 62°49'36" W, a distance of 699.39 feet to the point of beginning and containing 165,876.274 square feet or 3.808 acres of land.

PROPERTY DESCRIPTION - TRACT C AND A 50 FOOT WIDE STRIP

Commencing at an iron rod situated in the easterly margin of Moss Road, said point also being the southwest corner of the Charles M. Blackman, Jr. et ux property of record in Book 5622, Page 474, R.O.D.C., TN.;

Thence, leaving said road, S 89°56'38" E, a distance of 357.14 feet to the point of beginning of the herein described tract of land;

Thence, S 89°56'38" E, a distance of 223.78 feet to an iron rod;

Thence, S 88°05'53" E, a distance of 115.70 feet to an iron rod;

Thence, S 88°05'53" E, a distance of 140.64 feet to an iron rod;

Thence, N 00°24'34" W, a distance of 132.06 feet to an iron rod;

Thence, S 88°01'09" E, a distance of 140.24 feet to an iron rod;

Thence, S 18°19'08" E, a distance of 239.10 feet to an iron rod;

Thence, S 21°18'50" W, a distance of 382.60 feet to an iron rod;

Thence, N 75°04'38" W, a distance of 112.05 feet to an iron rod;

Thence, N 59°22'25" W, a distance of 54.37 feet to an iron rod;

Thence, N 33°45'17" E, a distance of 39.64 feet to an iron rod;

Thence, N 57°41'39" W, a distance of 41.08 feet to an iron rod;

Thence, S 53°09'22" W, a distance of 14.28 feet to an iron rod;

Thence, N 67°22'11" W, a distance of 59.47 feet to an iron rod;

Thence, N 03°06'34" E, a distance of 285.67 feet to a point;

Thence, N 88°05'53" W, a distance of 113.84 feet to a point;

Thence, N 89°56'38" W, a distance of 222.97 feet to a point;

Thence, N 00°02'52" E, a distance of 50.00 feet to the point of beginning and containing 165,905.730 square feet or 3.809 acres of land.

Together with the appurtenances, estate, title and interest therefo belonging to said grantors including rights of ingress, egress and utility access.

Being the same property conveyed to Grand Developers, LLC of record in Instrument No. 20060713-0084292 in the Register's Office for Davidson County, Tennessee.

Berkly Hall Section Two-Townhomes

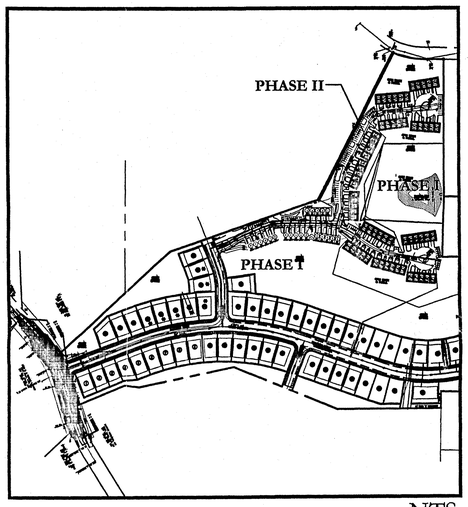
PUD #28-79-G-13

Formerly known as

Hickory Highlands P.U.D. Phase II

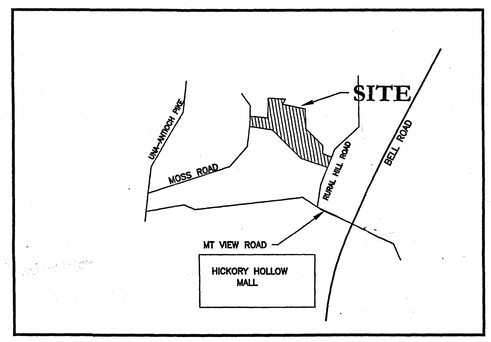
Being Parcel 228 on Tax Map 149

Nashville, Davidson County, Tennessee



Phase Line Map NTS

LOCATION



Vicinity Map

NOTES:

1.) THIS PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 094-1104 (TREE ORDINANCE).

2.) NO GRADING, EXCAVATING , STRIPPING, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.

3.) THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 470040-0367F DATED APRIL 20, 2001.

BENCHMARK: RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF RURAL HILL ROAD 137'+/- EAST OF SOUTHWEST PROPERTY CORNER NGVD ELEVATION: 685.82'

PROPERTY OWNER: Burns, Deselms & Howell
2722 Lascassas Highway
MURFREESBORO, TN 37130
PH: (615) 867-4271

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
CONTACT PERSON - KEVIN ESTES

SITE DATA

Being Parcel 228 on Tax Map 149

EXISTING ZONING RM8/RS10
MAX DENSITY PER ACRE = PUD CONTROLLED

TOTAL APPROVED UNITS = 177
TOTAL PROPOSED UNITS = 172

TOTAL SINGLE FAMILY UNITS = 87
TOTAL CONDO UNITS = 85

EXISTING UNITS PHASE I = 21 CONDOMINUM UNITS

PROPOSED UNITS PHASE II = 40 SINGLE FAMILY
PROPOSED UNITS PHASE II = 64 CONDOMINUM UNITS

AREA IN STREETS = 1.99 ACRES (PUBLIC & PRIVATE)

PARKING REQUIREMENTS

2 BDRM CONDO UNITS = 2SP/UNIT = 128 SPACES
PROVIDED CONDO PARKING = 2 SP / UNIT (GARAGE + DRIVEWAY) + 62 SP = 190 SPACES

TOTAL AREA WITHIN SECTION II = 18.50 ACRES

CONDO AREA WITHIN SECTION II = 7.33 ACRES

% OPEN AREA WITHIN SECTION II = 4.96 ACRES = 26.8%

MAX. FAR = .40
MAX. ISR = .70
REAR SETBACK = 20' SIDE SETBACK = 5'
FRONT SETBACK = 20'

PROPOSED BUILDING HEIGHT = 12' PER STORY, THREE STORY MAX.

MAX. DENSITY = PUD CONTROLLED

APPROVED DENSITY = 4.20 UNITS/ACRE (177 LOTS) (TOTAL P.U.D.)
PROPOSED DENSITY = 4.10 UNITS/ACRE (172 LOTS)

MIN. LOT SIZE = 5000 S.F.

Sheet Schedule

1 C0.0 Cover Sheet
2 C1.0 Codes Compliance Plan
3 L1.0 Landscape Compliance Plan

APPLICATION #:	PROJECT NAME: 5701 OLD HARDING PIKE
MAP/PARCEL #: MAP 149, PARCEL 228	EXAMINER:

USE	
DETERMINE THE USE	TOWNHOMES
PROPERTY ZONING - SURROUNDING ZONING	PLANNED UNIT DEVELOPMENT
USE CHARTS: P, PC, SE, A	PUD # 28-79-G-G13
SITE CRITERIA	
SUBDIVISION PLAT	
MAP & PARCEL NO.	TAX MAP 149, PARCEL 228
PROJECT SITE AREA	324,729 S.F./7.454 ACRES
OPEN SPACE	59,904S.F./1.37 AC
MINIMUM LOT SIZE	NONE
IMPERVIOUS AREA	5,675 S.F./0.130 ACRES
BUILDING AREA	1.37AC
MAXIMUM BUILDING HEIGHT	60 FT
GROSS DENSITY	N/A
FAR	0.40 FAR ALLOWED 2,200 SF=0.18% FAR PROPOSED
ISR-ADJUSTMENTS-SLOPES OVER 15%	0.60 ISR ALLOWED/0.28 ISR PROPOSED
STREET SETBACK/STREET TYPE(S)	PUD CONTROLLED
SIDE YARD	PUD CONTROLLED
REAR YARD	PUD CONTROLLED
HEIGHT STANDARDS/NUMBER OF FLOORS	30' AT SETBACK LINE
REQUIRED BUFFER YARDS	SEE LANDSCAPE PLAN
OPAQUE FENCE ADJACENT TO RES. IN PARKING AREA	N/A
BUFFER YARD ADJUSTMENT	NONE
SCREENING AROUND DUMPSTERS	NO DUMPSTER
PARKING & ACCESS	
RAMP LOCATION & NUMBER	EXISTING
DISTANCE TO NEAREST EXISTING RAMP	EXISTING
DISTANCE TO INTERSECTIONS:	EXISTING
50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP	
REQUIRED PARKING BASED ON USES/NO. PROVIDED	128 SPACES REQUIRED/128 PROVIDED
REQUIRED LOADING BASED ON USES	NONE REQUIRED
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5'x18' STALLS @ 90°, 24' AISLES
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED-PHASE 2
NUMBER OF COMPACT SPACES / %	NONE
NUMBER OF ACCESSIBLE SPACES	PROVIDED AS NEEDED
SIDEWALKS	PROVIDED
SITE DATA	
PROJECT START DATE:	MAY 2007
PROJECT COMPLETION DATE:	MAY 2008
NOI PERMIT REQUIRED:	TNR-142457
MAINTENANCE AGREEMENT REQUIRED:	YES
LANDSCAPE STANDARDS	
REQUIRED BUFFER YARDS	SHOWN ON PLAN
BUFFERYARD ADJUSTMENT	NONE
PERIMETER LANDSCAPING	PROVIDED
STANDARD FOR FOUR OR MORE LANES	N/A
STANDARD FOR LESS THAN FOUR LANES	N/A
SIDE LINES ADJACENT TO PARKING AREAS	5' WITH TREES PROVIDED
INTERIOR LANDSCAPING MINIMUM 8% AREA	SHOWN ON PLAN
OPAQUE FENCE ADJACENT TO RES. IN PARKING AREA	N/A
SCREENING AROUND DUMPSTERS	N/A
TREE DENSITY	MET (SEE TREE COMPLIANCE PLAN SHEET L1.0)

Admin.
☐ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL ☐ CONDITIONAL, compliance with the
P.U.D. provisions of the Metropolitan Zoning Ordinance
Conditions _____
By [signature] Date 5/30/07
Metropolitan Planning Commission

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
No. 101695
STATE OF TENNESSEE

Metro Nashville Project #
05 SL 62
05 WL 69

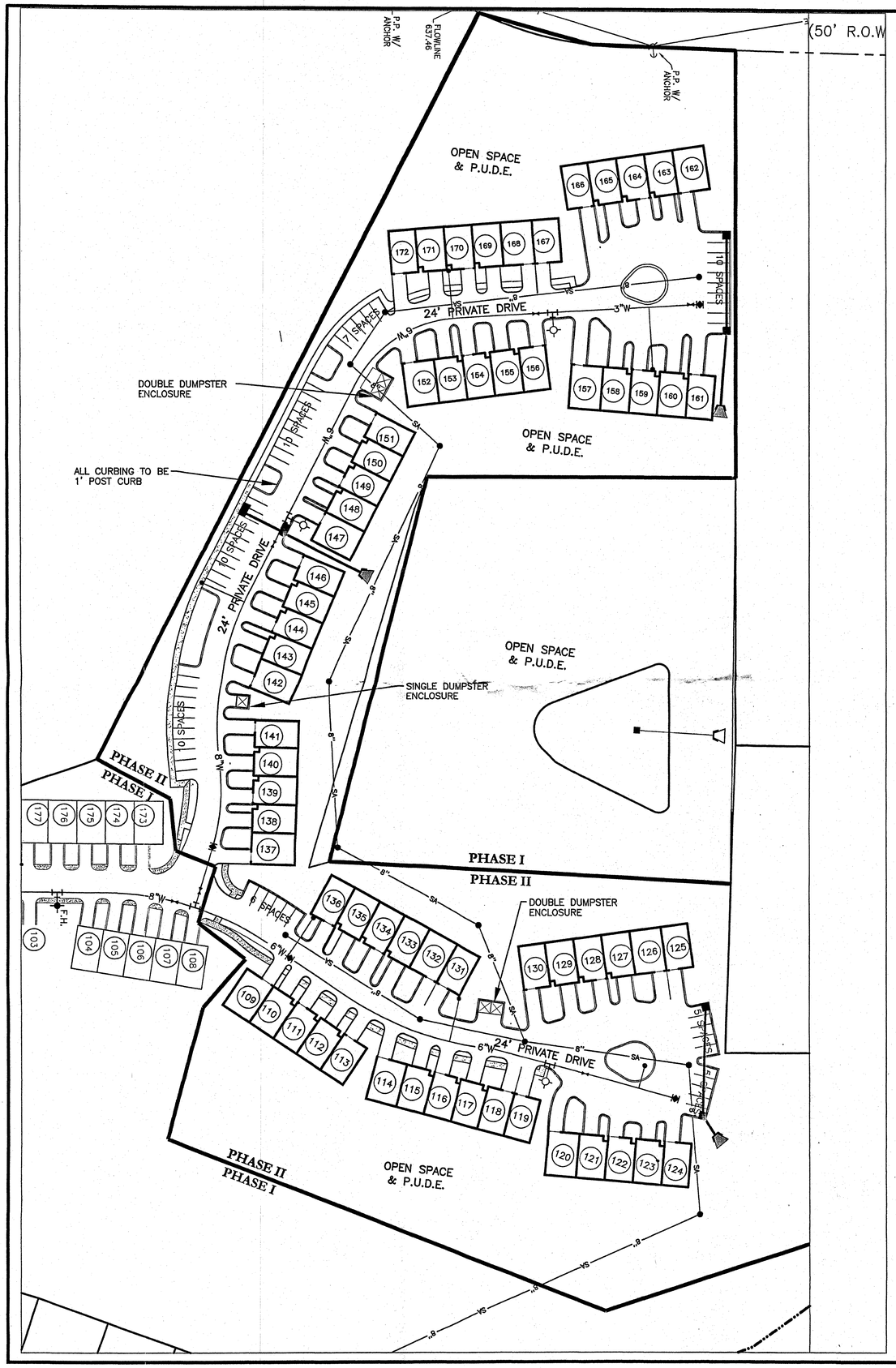
State of Tennessee Project TNR 141287 (Phase One)
State of Tennessee Project TNR 142457 (Phase Two)

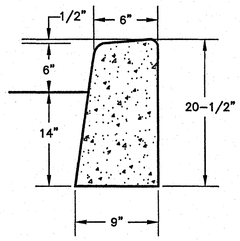
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

METRO NASHVILLE & DAVIDSON COUNTY
NASHVILLE & DAVIDSON COUNTY
MAY 9 2007
METROPOLITAN PLANNING DEPARTMENT

PROJECT # 02120
SHEET NUMBER:
C0.0
1 OF 3

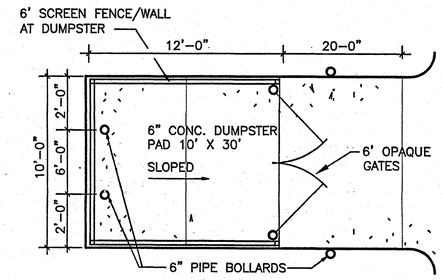




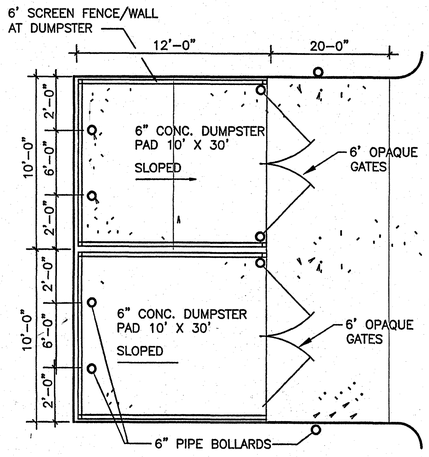
GENERAL NOTES

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 10 FEET.
4. COST OF JOINS TO BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE CURB.

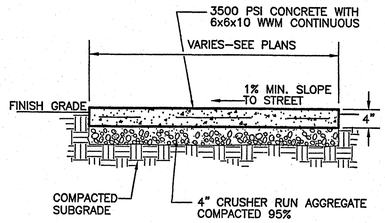
STANDARD POST CURB
ST-201
N.T.S.



SINGLE
DUMPSTER ENCLOSURE
NOT TO SCALE



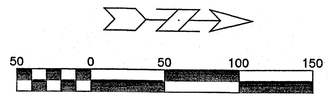
DOUBLE
DUMPSTER ENCLOSURE
NOT TO SCALE



CONCRETE WALK
ST-210

1.) SOLID WASTE PROVIDED WITH 5 DUMPSTERS FOR 64 UNITS

2.) PARKING PROVIDED 1 SPACE PER UNIT (DRIVEWAY, GARAGE NOT COUNTED)
1 SPACE PROVIDED OUTSIDE UNIT



Scale 1" = 50'

BENCHMARK: RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF RURAL HILL ROAD 137'+/- EAST OF SOUTHWEST PROPERTY CORNER NGVD ELEVATION: 685.82'

PROPERTY OWNER: Burns, Deselms & Howell
CONTACT: BRIAN BURNS
2722 Lascassas Highway
Murfreesboro, TN 37130
PH: (615) 867-4271

REVISIONS:

DATE: MAY 2005

Berkley Hall Section Two-Townhomes
Hickory Highlands P.U.D. Phase II

Being Parcel 228 on Tax Map 149

NASHVILLE, DAVIDSON COUNTY, TENNESSEE





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Land Planning & Zoning
Landscape Architecture
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PROJECT # 02120
SHEET NUMBER:

C1.0

2 OF 3

CODES COMPLIANCE PLAN