Bk 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration for this transfer is $-0-.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2007.* *Notary Public* *My commission expires:*

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

Name and Address of New Owner:

Boone Trace Homeowners Association
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 09/18/07 14:12 14 pg
Fees:72.00 Taxes:0.00
20070918-0111770

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
.088 acre tract, Section 8, Phase 1 Open Space	126-15-A-323 CO
.23 acre tract, Section 8, Phase 1 Open Space	126-15-A-306 CO
1.19 acre tract, Section 8, Phase 1 Open Space	126-15-A-305 CO
9.85 acre tract, Section 8, Phase 1 Open Space	126-15-A-322 CO
16.5 acre tract, Section 8, Phase 2 Open Space	126-15-A-346 CO
.07 acre tract, Section 8, Phase 2 Open Space	126-15-A-347 CO
Boone Trace Nashville, TN 37221	

QUITCLAIM DEED

FOR A CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.,** a Tennessee corporation, hereinafter called **"GRANTOR,"** by these presents, quitclaims, grants and conveys unto **BOONE TRACE HOMEOWNERS' ASSOCIATION,** a Tennessee not-for-profit corporation, hereinafter called **"GRANTEE,"** its successors and assigns, all of its interest in and to the following tracts or parcels of land in Davidson County, Tennessee, described as follows:

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department as shown on Final Plats of Boone Trace, Section 8, Phases 1 and 2, of record as Instrument

Nos. 20031210-0177241 and 20040806-0094780 in the Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions for Boone Trace of record as Instrument No. 20010717-0075902, said Register's Office, and all zoning and subdivision regulations of the appropriate governmental body along with any easements, rights-of-ways, public roads and utilities. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being part of the same property conveyed to Tenn. Contractors, Inc. by Deed from Branstetter Family Partners, a Tennessee general partnership, as to a 66.7% undivided interest, and from Cecil Branstetter as to a 33.3% undivided interest of record as Instrument No. 20021004-0121386, Register's Office for Davidson County, Tennessee.

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

WITNESS its hand this 14th day of September, 2007.

TENN. CONTRACTORS, INC.

BY: _____
Tyler L. Ring, Vice President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, Tyler L. Ring, 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 Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

_____
NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

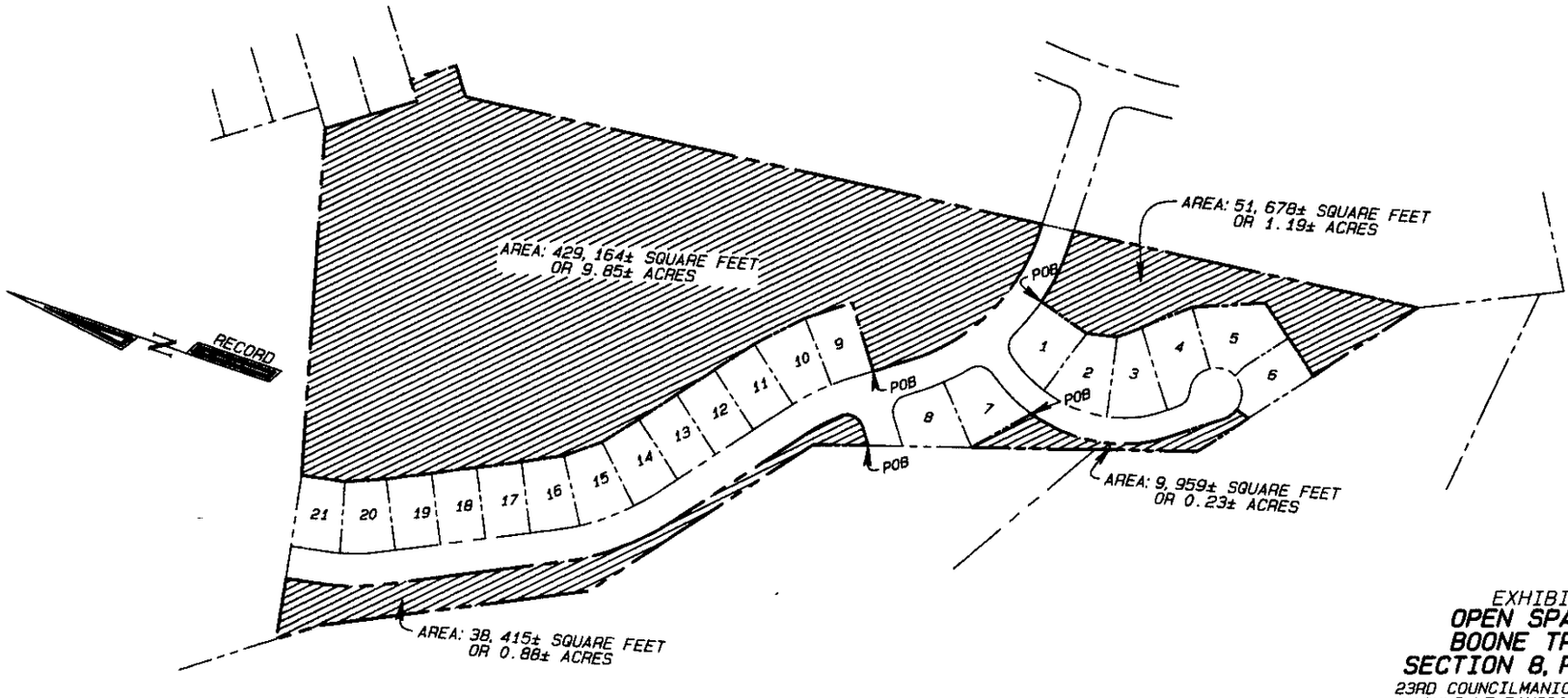
NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

0 40 80 120 160 200 400 600

GRAPHIC SCALE : 1" = 200'

PLAT REFERENCE

BEING OPEN SPACES AS SHOWN ON THE PLAN OF BOONE TRACE SECTION 8, PHASE 1 SUBDIVISION AS SHOWN ON INSTRUMENT 20031210-0177241, R.O.D.C.



THIS IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

EXHIBIT

OPEN SPACES BOONE TRACE SECTION 8, PHASE 1

23RD COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

DATE: 8-31-07

CRAWFORD LAND SURVEYORS, P.C.
1929 21st. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871

Land Description

Land situated in the Twenty-Third Counicl manic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors,Inc. of record in Instrument 200210040121386,R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 1 of record in Instrument 20031210-0177241,R.O.D.C. and being more particularly described as follows:

Beginning at the northerly terminus of Valley Cove Lane (50'R.O.W.) also being the southwesterly corner of the herein described tract;

Thence, along or near the easterly lines of Trinity Land Group,LLC of record in Instrument 20070413-0044625, R.O.D.C. the next four courses and distances:

Thence, North 17°59'10" West, a distance of 86.19 feet;

Thence, North 51°52'44" West, a distance of 413.12 feet;

Thence, North 26°06'49" West, a distance of 420.54 feet;

Thence, North 36°47'15" West, a distance of 69.25 feet;

Thence, along the southerly line of Boone Trace, Section 8, Phase 2 of record in Instrument 20040806-0094780,R.O.D.C. North 79°54'58" East, a distance of 94.52 feet;

Thence, along or near the westerly right of way of Beautiful Valley Drive (50'R.O.W.) seven (7) courses and distances:

Thence, South 10°05'02" East, a distance of 52.87 feet;

Thence, along a curve to the left having a radius of 350.00 feet and a central angle of 15°59'01", and being subtended by a chord which bears South 18°04'32" East, a distance of 97.32 feet and having an arc distance of 97.64 feet;

Thence, South 26°04'02" East, a distance of 275.91 feet;

Thence, along a curve to the left having a radius of 425.00 feet and a central angle of 25°45'36",and being subtended by a chord which bears South 38°56'50" East, a distance of 189.47 feet and having an arc distance of 191.08 feet;

Thence, South 51°49'38" East, a distance of 245.91 feet

Thence, along a curve to the right having a radius of 300.00 feet and a central angle of 11°02'38",and being subtended by a chord which bears South 46°18'19" East, a distance of 57.74 feet and having an arc distance of 57.83 feet;

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 94°55'29", and being subtended by a chord which bears

South 06°40'45" East, a distance of 36.84 feet and having an arc distance of 41.42 feet;

Thence, along or near the northerly margin of said Valley Cove Lane South 54°08'29" West, a distance of 31.40 feet to the Point of Beginning.

Containing 38,415 Square Feet or 0.88 Acres, more or less.

Land Description

Land situated in the Twenty-Third Counicl manic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors, Inc. of record in Instrument 200210040121386, R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 1 of record in Instrument 20031210-0177241, R.O.D.C. and being more particularly described as follows:

Beginning at the southeasterly corner of lot 7 and the easterly margin of Valley Cove Court (40'R.O.W.) as shown on said Boone Trace, Section 8, Phase 1 Plat;

Thence, along the easterly margin of said Valley Cove Court the next three (3) courses and distances:

Thence, along a curve to the left having a radius of 245.00 feet and a central angle of 54°03'11" and being subtended by a chord which bears South 10°15'32" East, a distance of 222.66 feet, and having an arc distance of 231.13 feet;

Thence, South 37°17'07" East, a distance of 84.63 feet;

Thence, along a curve to the left having a radius of 40.00 feet and a central angle of 34°40'44" and being subtended by a chord which bears South 54°37'33" East, a distance of 23.84 feet, and having an arc distance of 24.21 feet;

Thence, leaving said margin of Valley Cove Court, along or near lot 6 of said Boone Trace, Section 8, Phase 1 Plat, South 18°02'10" West, a distance of 22.62 feet;

Thence, along or near the easterly lines of Trinity Land Group of record in Instrument 20070413-0044624 and Instrument 20070413-0044625, R.O.D.C. the next two courses and distances

Thence, North 51°49'06" West, a distance of 93.68 feet;

Thence, North 17°59'10" West, a distance of 351.56 feet;

Thence, along or near the southerly line of lot 7 on said Boone Trace, Section 8, Phase 1 Plat South 48°10'36" East, a distance of 105.79 feet to the Point of Beginning.

Containing 9,959 Square Feet or 0.23 Acres, more or less.

Land Description

Land situated in the Twenty-Third Couniclmanic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors,Inc. of record in Instrument 200210040121386,R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 1 of record in Instrument 20031210-0177241,R.O.D.C. and being more particularly described as follows:

Beginning at the northwesterly corner of lot 1 and the southerly margin of Beautiful Valley Drive (40'R.O.W.) as shown on said Boone Trace, Section 8, Phase 1 Plat;

Thence, along said Beautiful Valley Drive the next two (2) courses and distances:

Thence, along a curve having a radius of 350.00 feet and a central angle of 16°09'13", and being subtended by a chord distance which bears South 82°29'39" East, a distance of 98.35 feet, and having an arc distance of 98.68 feet;

Thence, North 89°25'53" East, a distance of 21.57 feet;

Thence, leaving said right of way, along or near the westerly line of Phase One-Boone Trace at Biltmore of record in Plat Book 7900, Page 667,R.O.D.C. South 06°33'53" East, a distance of 547.82 feet;

Thence, along or near the northerly line of Trinity Land Group,LLC of record in Instrument 20070413-0044624,R.O.D.C. North 51°49'06" West, a distance of 194.15 feet;

Thence, along or near the easterly lines of lots 6,5,4,3,2 and 1 as shown on said Boone Trace Section8, Phase 1 plat the next six (6) courses and distances:

Thence, North 38°10'54" East, a distance of 134.26 feet;

Thence, North 22°20'06" West, a distance of 112.50 feet;

Thence, North 39°46'03" West, a distance of 87.52 feet;

Thence, North 40°14'29" West, a distance of 40.67 feet;

Thence, North 12°12'12" West, a distance of 47.58 feet;

Thence, North 15°34'57" East, a distance of 85.57 feet to the Point of Beginning.

Containing 51,678 Square Feet or 1.19 Acres, more or less.

Legal Description

Land situated in the Twenty-Third Counicl manic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors, Inc. of record in Instrument 200210040121386, R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 1 of record in Instrument 20031210-0177241, R.O.D.C. and being more particularly described as follows:

Beginning at the southwesterly corner of lot 9 and the easterly margin of Beautiful Valley drive (40'R.O.W.) as shown on said Boone Trace, Section 8, Phase 1 Plat;

Thence, along the southerly line of said lot 9 North 54°08'29" East, a distance of 110.00 feet;

Thence, along the easterly lines of lots 9,10,11,12,13,14,15,16,17,18, 19,20 and 21 the next (10) ten courses and distances:

Thence, North 36°51'05" West, a distance of 76.58 feet;

Thence, North 45°42'32" West, a distance of 88.14 feet;

Thence, North 51°48'22" West, a distance of 73.26 feet;

Thence, North 51°49'38" West, a distance of 140.00 feet;

Thence, North 50°27'19" West, a distance of 66.71 feet;

Thence, North 38°43'10" West, a distance of 62.88 feet;

Thence, North 27°14'38" East, a distance of 66.95 feet;

Thence, North 26°04'02" West, a distance of 210.00 feet;

Thence, North 22°38'19" West, a distance of 63.98 feet;

Thence, North 10°34'20" West, a distance of 67.67 feet;

Thence, along the southerly line of Boone Trace Section 8, Phase 2 of record in Instrument 20040806-0094780, R.O.D.C. North 74°58'39" East, a distance of 533.58 feet;

Thence, along the westerly lines of the Resubdivision of Lots 265 and 266 Boone Trace at Biltmore Plat Book 8250, Page 725, R.O.D.C. the next (2) two courses and distances:

Thence, South 35°33'00" East, a distance of 148.00 feet;

Thence, North 54°26'44" East, a distance of 34.55 feet;

Thence, along the westerly line of Phase 1-Boone Trace at Biltmore of record in Plat Book 7900, Page 667, R.O.D.C. the next (3) three courses and distances:

Thence, South 35°53'38" East, a distance of 74.00 feet;

Thence, South 54°27'07" West, a distance of 50.00 feet;

Thence, South 06°33'53" East, a distance of 913.05 feet;

Thence, along the southeasterly margin of Beautiful Valley Drive the next (3) three courses and distances:

Thence, South 89°25'53" West, a distance of 16.32 feet;

Thence, along a curve to the right having a radius of 300.00 feet and a central angle of 54°42'45" and being subtended by a chord which bears North 63°12'53" West 275.71 feet, and a arc distance of 286.47 feet;

Thence, North 35°51'31" West, a distance of 61.28 feet to the Point of Beginning.

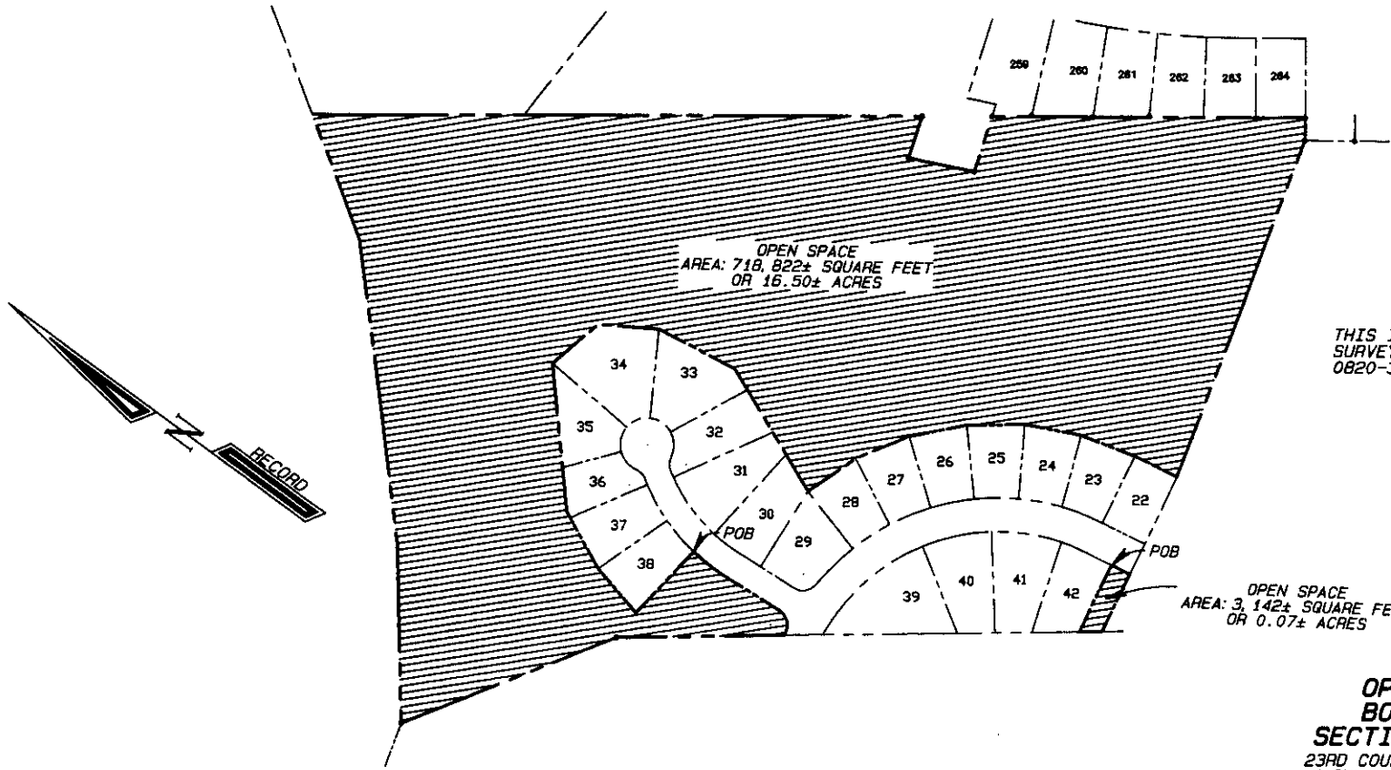
Containing 429,164 Square Feet or 9.85 Acres, more or less.

0 40 80 120 160 200 400 600

GRAPHIC SCALE : 1" = 200'

PLAT REFERENCE

BEING OPEN SPACES AS SHOWN ON THE PLAN OF BOONE TRACE SECTION 8, PHASE 2 SUBDIVISION AS SHOWN ON INSTRUMENT 20040806-0094780, R.O.D.C.



THIS IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

EXHIBIT

OPEN SPACES BOONE TRACE SECTION 8, PHASE 2

23RD COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

DATE: 8-31-07

CRAWFORD LAND SURVEYORS, P.C.
1929 21st. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871

Land Description

Land situated in the Twenty-Third Counicl manic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors, Inc. of record in Instrument 200210040121386, R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 2 of record in Instrument 20040806-0094780, R.O.D.C. and being more particularly described as follows:

Beginning at the southeasterly corner of lot 38 and the westerly margin of Beautiful Valley Court (40' R.O.W.) as shown on said Boone Trace, Section 8, Phase 2 Plat;

Thence, along said Beautiful Valley Court the next (4) four courses and distances:

Thence, along a curve to the left having a radius of 295.00 feet and a central angle of 11°08'34", and being subtended by a chord which bears South 01°46'44" West, a distance of 57.28 feet and an arc distance of 57.37 feet;

Thence, South 03°46'11" East, a distance of 98.20 feet;

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 86°57'26", and being subtended by a chord which bears South 39°42'31" West, a distance of 34.40 feet and an arc distances of 37.94 feet;

Thence, South 83°11'14" West, a distance of 3.21 feet;

Thence, leaving said margin and along the easterly line of William Ronald Travis of record in Deed Book 11506, Page 787, R.O.D.C. the next two (2) courses and distances:

Thence, North 36°47'15" West, a distance of 249.84 feet;

Thence, North 57°36'41" West, a distance of 345.86 feet;

Thence, along the Harpeth River the next three (3) courses and distances:

Thence, North 52°48'28" East, a distance of 265.81 feet;

Thence, North 46°44'45" East, a distance of 453.69 feet;

Thence, North 33°12'57" East, a distance of 197.97 feet;

Thence, leaving said Harpeth River, along the westerly line of Section 3 Boone Trace at Biltmore of record in Plat Book 9700, Page 758, R.O.D.C. South 35°53'38" East, a distance of 910.06 feet;

Thence, along the northerly, westerly and southerly lines of Harpeth Valley Utility District of Davidson County of record in Instrument 200403100020785, R.O.D.C. the next three courses and distances:

Thence, South 71°57'46" West, a distance of 64.88 feet;

Thence, South 24°17'21" East, a distance of 99.27 feet;

Thence, North 71°57'49" East, a distance of 85.86 feet;

Thence, along the westerly line of Section 2 Boone Trace at Biltmore of record in Plat Book 9700, Page 316, R.O.D.C. South 35°53'38" East, a distance of 468.95 feet;

Thence, along Resubdivision Lots 265 & 266 Boone Trace at Biltmore pf record in Plat Book 8250, Page 725, R.O.D.C. South 54°27'00" West, a distance of 33.67 feet;

Thence, along Boone Trace Section 8, Phase 1 of record in Instrument 200312100177241, R.O.D.C. South 74°58'39" West, a distance of 533.58 feet;

Thence, along the easterly lot lines of lots 22,23,24,25,26,27 and 28 of Boone Trace, Section 8, Phase 2 of record in Instrument 20040806-0094780, R.O.D.C. the next seven (7) courses and distances:

Thence, North 10°05'02" West, a distance of 70.00 feet;

Thence, North 14°57'56" West, a distance of 86.06 feet;

Thence, North 25°43'40" West, a distance of 86.68 feet;

Thence, North 36°32'27" West, a distance of 86.68 feet;

Thence, North 47°21'14" West, a distance of 86.68 feet;

Thence, North 58°10'01" West, a distance of 86.68 feet;

Thence, North 70°31'47" West, a distance of 86.49 feet;

Thence, along the easterly lot lines of lots 30,31,32,33 and 34 the next (4) four courses and distances:

Thence, North 22°59'04" East, a distance of 211.45 feet;

Thence, North 08°36'33" West, a distance of 127.46 feet;

Thence, North 31°54'55" West, a distance of 91.54 feet;

Thence, North 76°39'12" West, a distance of 88.34 feet;

Thence, along the north lot lines of lots 35,36,37 and 38 the next (3) three courses and distances:

Thence, South 48°33'14" West, a distance of 219.60 feet;

Thence, South 25°01'53" West, a distance of 97.10 feet;

Thence, South 13°14'38" West, a distance of 86.25 feet;

Thence, along the southerly lot line of lot 38 South 82°38'59" East, a

distance of 125.00 feet to the Point of Beginning.

Containing 718,822 Square Feet or 16.50 Acres.

Land Description

Land situated in the Twenty-Third Counicl manic District of Nashville, Davidson County, Tennessee, being a portion of the same property conveyed to Tennessee Contractors,Inc. of record in Instrument 200210040121386,R.O.D.C., also being the Open Space as shown on plat of record entitled Boone Trace, Section 8, Phase 2 of record in Instrument 20040806-0094780,R.O.D.C. and being more particularly described as follows:

Beginning at the southeasterly corner of lot 42 and the westerly margin of Beautiful Valley Drive (40'R.O.W.) as shown on said Boone Trace, Section 8, Phase 2 Plat;

Thence, along said westerly margin of Beautiful Valley Drive South 10°05'02" East, a distance of 30.73 feet;

Thence, along the northerly line of Boone Trace, Section 8, Phase 1 of record in Instrument 200312100177241, R.O.D.C. South 79°54'58" West, a distance of 94.52 feet;

Thence, along the easterly line of Trinity Land Group,LLC of record in Instrument 20070413-004625,R.O.D.C. North 36°47'15" West, a distance of 34.40 feet;

Thence, along the southerly line of said lot 42 North 79°54'58" East, a distance of 109.97 feet to the Point of Beginning.

Containing 3,142 Square Feet or 0.07 Acres, more or less.