Davidson County DEEDQC
Recvd: 02/11/08 10:07 3 pgs
Fees:17.00 Taxes:0.00
20080211-0013604

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 182-00-0-p/o 141.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 8th. Day of February, 2008.

My Commission Expires: 01/03/2011

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Sunset Hills Homeowners' Association, Inc.	**"NEW OWNERS"**
(Name)	(Name)
2627 Grandview Avenue	
(Street Address)	(Street Address)
Nashville, Tennessee 37211	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAF Properties, a Tennessee General Partnership**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **Sunset Hills Homeowners' Association, Inc., a Tennessee Not For Profit Corporation**, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Any and all "Common Area" and/or "Open Space", as defined in the Declarations of Covenants, Conditions and Restrictions for Sunset Hills, of record in Instrument No. 20070605-0067129, and as described on the Plan of Section One of Phase One Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No.20070607-0068102 and as described on the Plan of Phase One, Section Two Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No.20071220-0146323, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to SAF Properties, a Tennessee Partnership, by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, of record in Instrument No. 20050211-0015956, Register's Office for Davidson County, Tennessee.

Witness my hand this 8th. Day of February, 2008.

SAF Properties,
a Tennessee General Partnership

By: Fred Yazdian, General Partner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the General Partner of SAF Properties, a Tennessee General Partnership, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee General Partnership by himself as its, General Partner.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th. Day of February, 2008.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 01/03/2011

EXHIBIT "A"

TO

LEGAL DESCRIPTION

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON