THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ -0-.

David H. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 2008

Notary Public
My Commission Expires: 11-22-10
(AFFIX SEAL)

FROM: Hagar's Grove, LLC

TO: Hagar's Grove Homeowners' Association

ADDRESS OF NEW OWNER:
Hagar's Grove Homeowners' Association, Inc.
% Morris Property Management, Inc.
413 Welshwood Drive, Suite 200
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP-PARCEL NO.:
098100A02800CO
098100A02900CO
098100A03000CO
098100A05900CO
098100A06200CO
098100A06100CO
098100A06000CO

Davidson County DEEDQC
Recvd: 12/30/08 12:36 1 pgs
Fees:12.00 Taxes:0.00
20081230-0123440

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, HAGAR'S GROVE, LLC, hereinafter called the GRANTORS, hereby releases, remises, quitclaims and gives unto HARGAR'S GROVE HOMEOWNERS' ASSOCIATION, INC., hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to any and all "Open Space" located in Hagars Grove Phase One and Hagars Grove Phase Two as such "Open Space" appears on the following plats of record:

1. **Open Space "A", "B" and "C" of Phase One Hagars Grove, of record in Instrument 20040614-0069738, Register's Office for Davidson County, Tennessee.**

2. **Open Space "A", "C", "D" and "E" of Phase Two Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, Tennessee.**

Being part of the same property conveyed to Hagar's Grove, LLC by deed from Madge Lee Hagar Self of record in Instrument 20030624-0086872, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 23rd **day of** December, 20 08.

GRANTORS – HAGAR'S GROVE, LLC

David H. Parker, Chief Manager
By: David H. Parker, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Parker, with whom I am personally acquainted and who upon his oath, acknowledged himself to be the Chief Manager, Respectively of Hagar's Grove, LLC, the within named bargainer and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of David H. Park as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2008.

My Commission Expires: 11-22-10

NOTARY PUBLIC

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.