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 11th DAY OF MAY, 2009.

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

FROM: B & P Developments, Inc. TO: Sunset Oaks Homeowners' Association, Inc.

ADDRESS OF NEW OWNER:
Sunset Oaks Homeowners' Association, Inc.
% Ghertner and Company
50 Vantage Way, Suite 100
Nashville, TN 37228

SEND TAX BILLS TO:
SAME

MAP-PARCEL NO.:
086040B12200CO &
086040B12300CO

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, B & P Developments, Inc., hereinafter called the GRANTORS, hereby releases, remises, quitclaims and gives unto Sunset Oaks 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 Sunset Oaks, Section Four as such "Open Space" appears on the following plat of record:

1. **All Open Space shown on Section Four, Sunset Oaks of record in Plat Book 9700, Page 569 and Resubdivision of Lot 80, Section Four, Sunset Oaks of record in Plat Book 6050, Page 592, Register's Office for Davidson County, Tennessee.**

Being part of the same property conveyed to B & P Developments, Inc. by deed from David B. Kitchen, Sr. and wife, Kathryn L. Kitchen of record in Book 8828, Page 771, 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 11th day of May, 2009.

GRANTORS: B & P Developments, Inc.

David H. Parker, President
By: David H. Parker, President

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 President of B & P Developments, Inc., the within named bargainer and corporation and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David H. Parker as such President.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2009.

My Commission Expires: 11-22-10

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20090031901 DEEDQC
Recvd: 05/14/09 10:22 1 pgs
Fees:12.00 Taxes:0.00

20090514-0044347