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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF ~~OCTOBER~~ SEPTEMBER, 2009.

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

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

BILL GARRETT, Davidson County
Trans:T20090063122 DEEDQC
Recvd: 09/15/09 12:28 3 pgs
Fees:17.00 Taxes:0.00
20090915-0086157

FROM: B & P Developments, Inc. TO: Heritage Meadows Homeowners' Association, Inc.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Heritage Meadows Homeowners' Association, Inc. % Crye Leike Property Mgt. 5115 Peter Taylor Park Drive, Suite 700 Brentwood, TN 37027	Heritage Meadows HOA %Crye Leike Property Mgt. 5115 Peter Taylor Park Drive, Suite 700 Brentwood, TN 37027	Part of 07500017700

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 Heritage Meadows Homeowners' Association, Inc., hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain Tract A for Open Space in Davidson County, State of Tennessee, and described as follows: to wit:

Being a parcel of Land located in Davidson County, Tennessee and being a portion of the property conveyed to B & P Developments, Inc. as recorded in Book 9803, Page 674, R.O.D.C., TN, being an area shown as future development on the final plat of Phase One Heritage Meadows as recorded in Book 9700, Page 167, R.O.D.C., TN and being more particularly described as follows:

Beginning at a point in the East Right-of-Way of Andrew Jackson Parkway, said point being 12.59 feet Northwest of the Southwest corner of the aforementioned plat;

Thence, with the boundary as recorded on said plat, SOUTH 89 DEGREES 19 MINUTES 51 SECONDS EAST, 355.55 feet;

Thence, SOUTH 04 DEGREES 09 MINUTES 12 SECONDS WEST, 210.19 feet;

Thence, SOUTH 08 DEGREES 32 MINUTES 40 SECONDS EAST, 51.12 feet to a common corner of Lots 16 and 17 of said plat;

Thence, SOUTH 58 DEGREES 29 MINUTES 01 SECONDS WEST, 142.49 feet to a common corner of Lots 17 and 18;

Thence, SOUTH 04 DEGREES 04 MINUTES 46 SECONDS WEST 123.46 feet;

Thence, SOUTH 51 DEGREES 13 MINUTES 32 SECONDS EAST, 132.31 feet to a rear corner to Lot 19;

Thence, SOUTH 86 DEGREES 52 MINUTES 37 SECONDS EAST, 69.92 feet to a common corner of Lots 19 and 20;

Thence, NORTH 72 DEGREES 53 MINUTES 16 SECONDS EAST, 82.85 feet to a common corner with Lots 20 and 21, said point being a corner to the boundary of Phase Two Hermitage Meadows as recorded in Book 9700, Page 167, R.O.D.C., TN,;

Thence, with the Boundary of Phase Two, SOUTH 08 DEGREES 08 MINUTES 20 SECONDS WEST, 81.71 feet to a common corner with VANAGS, JOHN J. & BOWN,SUSAN L. as recorded in INST. #200810100102775, R.O.D.C., TN;

Thence, SOUTH 75 DEGREES 13 MINUTES 28 SECONDS WEST, 186.55 feet;

Thence, SOUTH 78 DEGREES 02 MINUTES 11 SECONDS WEST, 68.24 feet to a new division line;

Thence, with said division line, NORTH 29 DEGREES 24 MINUTES 11 SECONDS WEST, 193.29 feet;

Thence, SOUTH 89 DEGREES 54 MINUTES 53 SECONDS WEST, 162.00 feet to the East Right-of-Way of said Andrew Jackson Parkway;

Thence, NORTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, 208.93 feet;

Thence, with curve turning to the right with an arc length of 294.69 feet, with a radius of 924.94 feet, with a chord bearing of NORTH 09 DEGREES 02 MINUTES 31 SECONDS EAST, with a chord length of 293.44 feet which is the point of beginning and containing 202,509 square feet or 4.65 Acres according to description prepared by Weatherford and Associates, LLC, Paul G. Weatherford, RLS, TNRLS 1941.

The above description is vacant unimproved property and is subject to the slope easement as shown on the final plat of Phase One Heritage Meadows as recorded in Book 9700, Page 167, R.O.D.C., TN., and a proposed 30 foot slope easement for the benefit of Tract B as shown on the attached exhibit.

Included within the above description is a 12 foot strip of land running parallel to the Right-of-Way of Andrew Jackson Parkway as described herein which is reserved for future Right-of-Way acquisition by dedication.

SEE ATTACHED EXHIBIT TO LAND DESCRIPTION

Being part of the same property conveyed to B & P Developments, Inc. by the heirs of of Margaret B. Baker as evidenced in Book 9803, Page 674, 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 9th day of ~~October~~ September, 2009.

GRANTORS: B & P Developments, Inc.

David H. Parker, President

By: David H. Parker, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

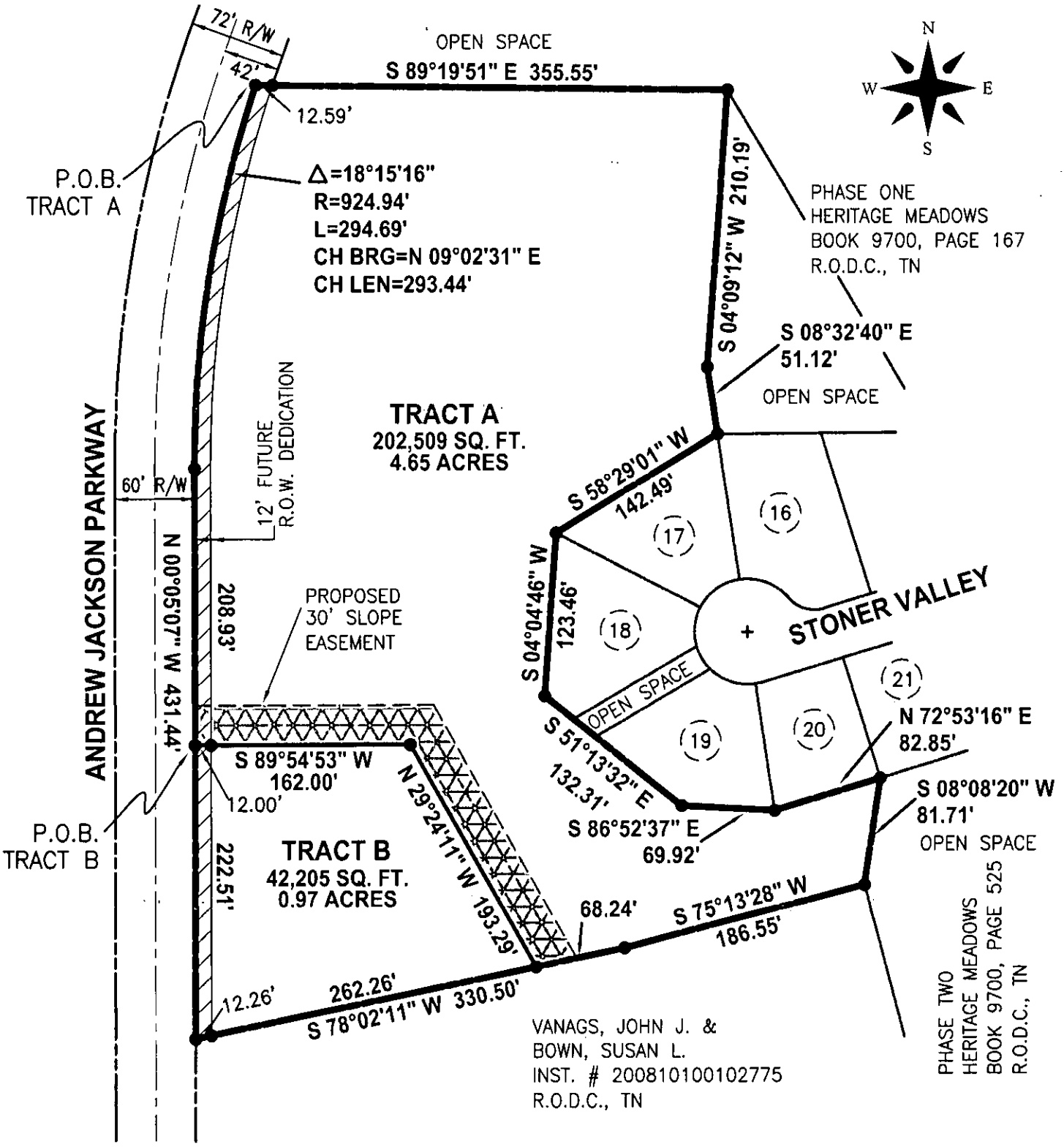
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Parker, with whom I am personally acquainted and who upon his oath, acknowledged himself to be President of B & P Developments, Inc., the within named bargainer and 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 9th day of ~~October~~ September, 2009.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



Total Area Tracts A and B: 244,713 SF or 5.62 Acres

0' 100' 200' 300'

SCALE=1"=100'

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Ph. 615-391-3044

EXHIBIT TO LAND DESCRIPTION

"THIS IS AN EXHIBIT – NOT TO BE USED AS A LAND SURVEY DOCUMENT"