BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
20091103-0101724

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
DMA Properties 2 LLC 506 Midway Circle Brentwood, TN 37027	Same	Map 149-08-A; Parcels 211 through 232 (previously referred to as Parcels 211-244)

WITNESSETH:

WHEREAS, as of the date of this Quitclaim Deed, DMA Properties 2 LLC is the owner of all existing residential units for the Davenport Condominiums pursuant to numerous Deeds of record in the Davidson County Register of Deed's Office;

WHEREAS, as the owner of all of the existing residential units of the Davenport Condominiums, DMA Properties 2 LLC is the fee simple owner of the Property and the General Common Elements of the Davenport Condominiums as such terms are defined in that certain Amended and Restated Master Deed for Davenport Condominiums dated May 13, 1987 and of record in Book 7247, Page 311, Register's Office for Davidson County, Tennessee, as amended by instruments of record in Book 8630, Page 466, Instrument No. 20081230-0123693, Instrument No. 20081230-0123695 and Instrument No. 20090520-0046569, Register's Office for Davidson County, Tennessee (collectively the "Master Deed"); and

WHEREAS, pursuant to the terms of the Master Deed, each owner of a residential unit of the Davenport Condominiums owns in fee simple, a percentage ownership interest in the Property and the General Common Elements; and

WHEREAS, in furtherance of the terms of the Master Deed and in order to establish the proper ownership interest for the Property and the General Common Elements as set forth in the Master Deed, the Davenport Condominiums Homeowners Association, the Grantor herein, has agreed to quitclaim to DMA Properties 2 LLC that certain real property more particularly described herein.

NOW THEREFORE, for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Davenport Condominiums Homeowners Association**, the Grantor, by these presents does hereby quitclaim and convey unto **DMA Properties 2 LLC**, the Grantee, its successors and assigns, all of its right, title and interest in and to the following described tract of land:

LEGAL DESCRIPTION:

Tract 1:

The Expansion Area as shown on Exhibit "C" to the Amended and Restated Master Deed for Davenport Condominiums of record in Book 7247, Page 311, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Davenport Condominiums Homeowners Association by Quitclaim Deed of record in Book 10744, Page 448, Register's Office for Davidson County, Tennessee.

Tract 2:

A tract of land located in the 29th Councilmanic district of Nashville, Davidson County, Tennessee, and also shown on the plat entitled The Davenport Condominiums, recorded in Book 6900, page 22, R.O.D.C. Tn., from which the following description is written.

Beginning at a point located on the easterly Right of Way of Bell Road, being the northwestern corner of herein described property and the southwestern corner of a tract owned by Bethel F. Ray, recorded in Book 3225, page 171, R.O.D.C. Tn., Thence S 84 degrees 24' 30" E, 222.12 feet to a point; thence N 0 degrees 23' 33" E, 89.60 feet to a point; thence S 84 degrees 21' 09" E, 773.01 feet along the southerly property line of the Chateau Terrace Apartments, recorded in Book 5140, page 389, R.O.D.C. Tn. to a point; thence along the westerly property line of Edge-O-Lake subdivision, section 21, recorded in Book 5200, page 577, R.O.D.C. Tn., S 4 degrees 33' 52" W, 183.84 feet to a point, thence S 51 degrees 31' 48" W, 190.08 feet to a point in the northerly property line of Priest Lake Community Baptist Church, recorded in Book 20061122, page 0144920, R.O.D.C. Tn., thence with said line N 85 degrees 31' 46" W, 660.47 feet to a point in the northeast corner of a tract of land owned by Kenneth R. Thompson recorded in Book 10028, page 327, R.O.D.C. Tn.; thence N 89 degrees 32' 42" W, 178.90 feet to a point in the easterly Right of Way of Bell Road; thence with Bell Road N 1 degree 16' 41" E, 170.0 feet to a point; thence with a curve to the right having a radius of 734.73 feet, a length of 87.01 feet, and a chord bearing of N 4 degrees 39' 49" E, and a chord length of 86.96 feet, to the point of beginning, containing 6.70 Acres more or less.

Included in this description is an area of R.O.W. Dedication consisting of a strip of land being 15 feet in width along Bell Road and containing 3,845 sq. ft. or 0.10 Acres more or less.

This is improved and unimproved property commonly known as the Davenport Condominiums, Davenport Drive, Nashville, Tennessee 37217.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the hand this 30th day of ~~September~~ October, 2009, by the undersigned duly authorized officer of the Davenport Condominiums Homeowners Association.

GRANTOR:

DAVENPORT CONDOMINIUMS
HOMEOWNERS ASSOCIATION

By: Mary Ann Hogan
Mary Ann Hogan

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Mary Ann Hogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged to be the Secretary of Davenport Condominiums Homeowners Association, a corporation, the within named bargainor, and who further acknowledged that she executed the within and foregoing instrument for the purposes therein contained by signing the name of said corporation herself as Secretary.

WITNESS my hand and seal, this 30th day of ~~September~~ October, 2009.

Ruth Ann Vincent
Notary Public

My Commission Expires:
March 21, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

David M Hogan
Affiant

Subscribed and sworn to before me, this 30th day of ~~September~~ October, 2009.

Ruth Ann Vincent
Notary Public

Commission Expiration Date: My Commission Expires: March 21, 2010