BILL GARRETT, Davidson County
Trans:T20100001615 DEEDQC
Recvd: 01/08/10 11:56 4 pgs
Fees:22.00 Taxes:0.00
20100108-0001971

This instrument prepared by:
Bettie Winton
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
The Villages of Riverwood Homeowners Association, Inc. 1018 Elm Hill Pike Nashville, TN 37210	Same	#97/6.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/lOO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHRIS PARDUE, an individual (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation, its successors, representatives and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 7 day of January, 2010.

Chris Pardue

CHRIS PARDUE, an individual

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of January 2010.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $-0-.

Affiant

Subscribed and sworn before me this 7 day of January, 2010.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Exhibit A

VILLAGES OF RIVERWOOD **04-160\7975**
RETAINING WALL PROPERTY

20020521-0061765

BEING A TRACT OF LAND LYING IN THE FOURTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT IS LOCATED ON THE PROPERTY OWNED BY CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER ~~20020521-0061765~~, R.O.D.C.T. (REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE), AND WEST OF DODSON CHAPEL ROAD ON THE SOUTHERLY RIGHT-OF-WAY OF RIVERWOOD VILLAGE BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

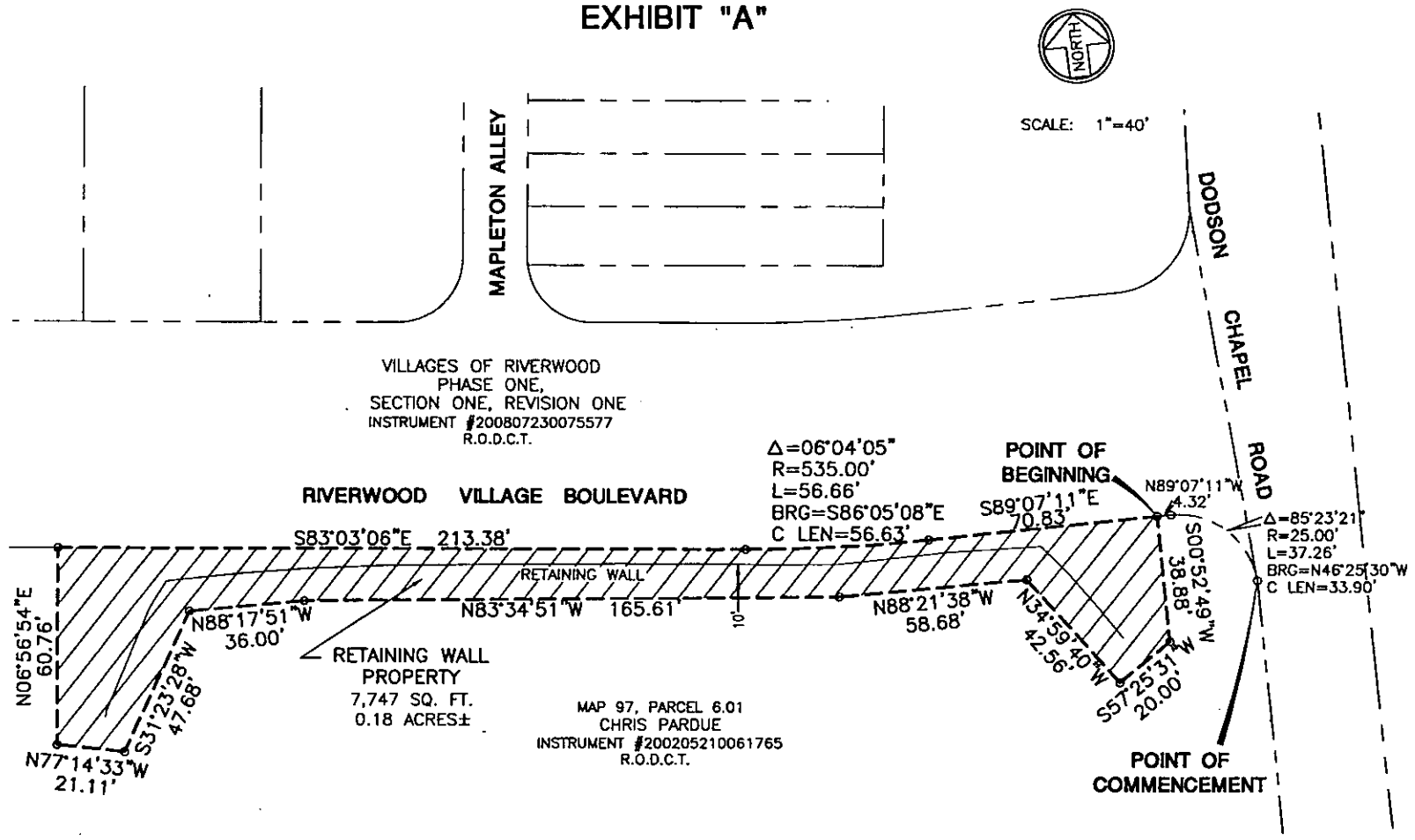
COMMENCING ON THE WESTERLY RIGHT-OF-WAY OF DODSON CHAPEL ROAD AND AT THE SOUTHEASTERLY RIGHT-OF-WAY OF RIVERWOOD VILLAGE BOULEVARD AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 20080723-0075577, R.O.D.C.T.;

THENCE, WITH THE RIGHT-OF-WAY LINE OF RIVERWOOD VILLAGE BOULEVARD, THE NEXT TWO CALLS:
1) WITH A CURVE TO THE LEFT, A DELTA ANGLE OF 85 DEGREES 23 MINUTES 21 SECONDS, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.26 FEET, A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 25 MINUTES 30 SECONDS WEST 33.90 FEET;
2) NORTH 89 DEGREES 07 MINUTES 11 SECONDS WEST, 4.32 FEET TO AN IRON ROD (NEW) WHICH IS THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND SEVERING SAID PARDUE PROPERTY WITH A NEW LINE OF DIVISION, THE NEXT NINE CALLS:
1) SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST, 38.88 FEET TO AN IRON ROD (NEW);
2) SOUTH 57 DEGREES 25 MINUTES 31 SECONDS WEST, 20.00 FEET TO AN IRON ROD (NEW);
3) NORTH 34 DEGREES 59 MINUTES 40 SECONDS WEST, 42.66 FEET TO AN IRON ROD (NEW);
4) NORTH 88 DEGREES 21 MINUTES 38 SECONDS WEST, 58.68 FEET TO AN IRON ROD (NEW);
5) NORTH 83 DEGREES 34 MINUTES 51 SECONDS WEST, 165.61 FEET TO AN IRON ROD (NEW);
6) NORTH 88 DEGREES 17 MINUTES 51 SECONDS WEST, 36.00 FEET TO AN IRON ROD (NEW);
7) SOUTH 31 DEGREES 23 MINUTES 28 SECONDS WEST, 47.68 FEET TO AN IRON ROD (NEW);
8) NORTH 77 DEGREES 14 MINUTES 33 SECONDS WEST, 21.11 FEET TO AN IRON ROD (NEW);
9) NORTH 08 DEGREES 56 MINUTES 54 SECONDS EAST, 60.76 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERWOOD VILLAGE BOULEVARD ;

THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE CALLS:
1) SOUTH 83 DEGREES 03 MINUTES 06 SECONDS EAST, 213.38 FEET TO AN IRON ROD (NEW);
2) THENCE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 06 MINUTES 04 MINUTES 05 SECONDS, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 56.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 05 MINUTES 08 SECONDS EAST 56.63 FEET TO AN IRON ROD (NEW);
3) SOUTH 89 DEGREES 07 MINUTES 11 SECONDS EAST, 70.83 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 7,747 SQUARE FEET OR 0.18 ACRE MORE OR LESS.

EXHIBIT "A"



RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
RAGAN · SMITH · ASSOCIATES, INC.

VILLAGES OF RIVERWOOD
FOR
BEAZER HOMES
14TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON CO., TN
RETAINING WALL PROPERTY

DATE:	NOVEMBER 24, 2009
APPROVED BY:	TJS
DRAWN:	SLN
SCALE:	1" =40'
JOB NO.	04-160
WK. ORDER	7975

G:\04-160\7975\Exhibits\RETAINING WALL quitclaim\7975 RET WALL quitclaim.dwg