File #4321-2
Box 14-A

BILL GARRETT, Davidson County
Trans:T20110017747 DEEDQC
Recvd: 03/28/11 08:56 4 pgs
Fees:22.00 Taxes:0.00
20110328-0023393

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Woodland Pointe Townhouse Corporation c/o Timmons Properties, Inc. 2200 Hillsboro Road, Suite 200 Nashville, TN 37212	New Owner	122010A51300CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned James R. Carbine, Trustee, hereinafter called the Grantor, by these presents does transfer and quitclaim unto Woodland Pointe Townhouse Corporation, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit "A"

Being part of the same property conveyed to James R. Carbine, Trustee, by Deeds from Recorp-Percy Priest Associates Limited Partnership, an Arizona limited partnership, of record in Book 11539, Page 337 and Book 11539, Page 344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of February, 2010.

James R. Carbine, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James R. Carbine, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2010.

Katherine Goodson
Notary Public
My Commission Expires: May 2, 2011

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 25th day of February, 2010.

Katherine Goodson
Notary Public
My commission expires: May 2, 2011

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Tract 1:

LAND in Davidson County, Tennessee, being the property designated as Woodland Pointe, Section Ten, on a plan of such Section prepared by LandDesign Surveying dated June 27, 2002, and more particularly described as follows:

BEGINNING at a point in the southwestern right-of-way of Woodland Pointe Drive at the eastern corner of Lot 2, as shown on the Final Plat of Woodland Pointe, Phase I, First Revision, of record as Instrument No. 20000713-0069314; thence, along the southwestern right-of-way of Woodland Pointe Drive, South 37° 27' 27" East a distance of 90.25 feet to a point; thence, South 37° 27' 26" East a distance of 71.78 feet to a point; thence, along a curve to the left, the radius of which is 385.90 feet, the central angle of which is 8° 57' 07", a chord bearing of South 44° 21' 30" East, chord length 60.23 feet, tangent 30.21 feet, along an arc length of 60.23 feet to a point; thence, leaving the said southwestern right-of-way of Woodland Pointe Drive, South 36° 45' 23" West a distance of 235.32 feet to a point; thence, South 02° 48' 10" East a distance of 238.43 feet to a point; thence South 01° 32' 55" West a distance of 106.64 feet to a point; thence South 09° 36' 09" West a distance of 64.63 feet to a point; thence, North 81° 25' 38" West a distance of 62.65 feet to a point; thence, South 08° 41' 05" West a distance of 136.95 feet to a point; thence North 80° 51' 13" West a distance of 573.85 feet to a point; thence North 32° 05' 52" West a distance of 120.15 feet to a point; thence North 08° 19' 49" East a distance of 43.92 feet to a point; thence North 07° 09' 25" East a distance of 158.07 feet to a point; thence North 05° 59' 01" East a distance of 353.23 feet to a point; thence, South 84° 00' 59" East a distance of 397.33 feet to a point; thence North 53° 18' 20" East a distance of 320.70 feet to the point of beginning, and containing 11.54 acres, more or less.

Tract 2:

LAND in Davidson County, Tennessee, being the property designated as Woodland Pointe, Section Nine, on a plan of such Section prepared by LandDesign Surveying dated May 15, 2002, and more particularly described as follows:

BEGINNING at a point in the southwestern right-of-way of Woodland Pointe Drive at the eastern corner of Lot 2, as shown on the Final Plat of Woodland Pointe, Phase I, First Revision, of record as Instrument No. 20000713-0069314; thence, along the southwestern right-of-way of Woodland Pointe Drive, South 37° 27' 27" East a distance of 90.25 feet to a point; thence, South 37° 27' 26" East a distance of 71.78 feet to a point; thence, along a curve to the left, the radius of which is 385.90 feet, the central angle of which is 8° 57' 07", a chord bearing of South 44° 21' 30" East, chord length 60.23 feet, tangent 30.21 feet, along an arc

length of 60.23 feet to the TRUE POINT OF BEGINNING; thence, continuing along the southern right-of-way of Woodland Pointe Drive along a curve to the left, the radius of which is 351.93 feet, the central angle of which is 36° 30' 42", a chord bearing of South 67° 31' 25" East, chord length 220.49 feet, tangent 116.09 feet, along an arc length of 224.26 feet to a point; thence, continuing along the southern right-of-way of Woodland Pointe Drive, South 85° 53' 04" East a distance of 26.65 feet to a point; thence, leaving the right-of-way of Woodland Pointe Drive, South 04° 06' 56" West a distance of 20.0 feet to a point; thence South 21° 58' 22" West a distance of 189.95 feet to a point; thence South 01° 28' 06" West a distance of 115.69 feet to a point; thence, South 40° 54' 49" East a distance of 115.69 feet to a point; thence, South 83° 18' 07" East a distance of 115.69 feet to a point; thence South 57° 59' 02" East a distance of 110.74 feet to a point; thence South 14° 41' 28" West a distance of 279.66 feet to a point; thence North 78° 52' 42" West a distance of 267.94 feet to a point; thence North 80° 50' 35" West a distance of 335.31 feet to a point; thence North 08° 41' 05" East a distance of 136.95 feet to a point; thence, South 81° 25' 38" East a distance of 62.65 feet to a point; thence North 09° 36' 09" East a distance of 64.63 feet to a point; thence North 01° 32' 55" East a distance of 106.64 feet to a point; thence, North 02° 48' 10" West a distance of 238.43 feet to a point; thence North 36° 45' 23" East a distance of 235.32 feet to the TRUE POINT OF BEGINNING, and containing 6.95 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM ARE all units in Woodland Pointe Townhomes, a Horizontal Property Regime with Private Elements as created under the Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20001011-0101044 and amended by Instruments recorded as Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee, including the following units:

Section 9: Unit No. 1 through and including Unit No. 76

Section 10: Unit No. 1 through and including Unit No. 99