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**Upon recording, please return to:**

Telfair Community Association, Inc.  
c/o C.I.A. Services, Inc.  
9800 Centre Parkway, Suite 625  
Houston, Texas 77036-8294

**QUITCLAIM DEED**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF FORT BEND

§

THAT NNP-TELF AIR, L.P., a Texas limited partnership ("**Grantor**"), whose present mailing address is 10235 W. Little York, Suite 300, Houston, TX 77040, for and in consideration of One Dollar (\$1.00), has granted, sold, and conveyed, and by these presents does grant, sell, and convey unto TELFAIR COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("**Grantee**"), whose present mailing address is 9800 Centre Parkway, Suite 625, Houston, TX 77036, its heirs and assigns forever, all of Grantor's right, title, and interest in the real property more particularly described as follows:

**Reserves A, B and D** as shown on that certain plat of **Telfair, Section 1**, filed of record and recorded on May 5, 2006 at County Clerk File Number 2006052687, in the Official Public Records of Fort Bend County, Texas;

together with any improvements thereto or hereafter constructed thereon by Grantor, and all ways, easements, rights, waters, privileges, covenants, and appurtenances to the same belonging, benefiting or in any way appertaining (the "**Property**"), except as reserved herein;

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, without warranty of any kind, express or implied. Neither Grantor nor Grantor's successors, assigns, or legal representatives shall at any time hereafter have, claim, or demand any right or title to the Property or any part thereof.

This conveyance is expressly made subject to the following:

1. All unpaid taxes and assessments for the current year and all subsequent years;
2. All liens, encumbrances, easements, reservations, restrictions, covenants, easements, zoning ordinances, matters of survey and conditions of record in the County Clerk Official Records of Fort Bend County, Texas affecting the Property;
3. That Community Charter for Telfair on May 31, 2006, which was recorded as Instrument No. 2006063505 in the County Clerk Official Records of Fort Bend County, Texas, as it may be amended or supplemented from time to time (the "**Charter**");

4. That Community Covenant for Telfair, which was recorded on May 31, 2006 as Instrument No. 2006063506 in the County Clerk Official Records of Fort Bend County, Texas, as it may be amended or supplemented from time to time;

5. That Declaration of Easements and Covenant to Share Costs, which was recorded on March 20, 2006 as Instrument No. 2006031363, as it may be amended or supplemented from time to time;

6. An easement and right-of-way hereby reserved unto Grantor, its successors and assigns in, on and over the Property for the purpose of construction, location, installation, inspection, maintenance, repair, and operation of any improvements on the Property for the benefit of Grantee and its members, which easement shall terminate automatically with no further documentation on that date which is ten (10) years from the date hereof.

Each portion of the Property shall be and is hereby designated "Common Area" as defined in the Charter.


Grantee, by acceptance of this instrument, acknowledges and affirms that Grantor does not, by the execution and delivery of any document or instrument executed and delivered in connection with the conveyance of the Property, make any warranty, express or implied, of any kind or any nature whatsoever with respect to the Property or any improvements thereon.

WITNESS my hand, this 13<sup>th</sup> day of December, 2007.

**GRANTOR:** NNP-TELF AIR, L.P., a Texas limited partnership

By: NNP-TV COMMUNITIES, LP, a Texas limited partnership, its general partner

By: NNP-TV Management, LLC, a Delaware limited liability company, its general partner

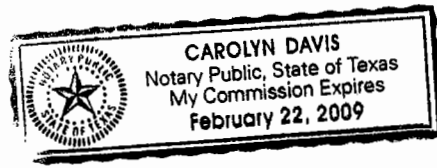
By:   
Name: E. Travis Stone, Jr.  
Its: Vice President

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

Before me, the undersigned authority, on this day personally appeared E. Travis Stone, Jr., Vice President of NNP-TV Management, LLC, a Delaware limited liability company, general partner of NNP-TV Communities, LP, a Texas limited partnership, general partner of NNP-Telfair, L.P., a Texas limited partnership, on behalf of said limited liability company and said limited partnerships, known to me through personal knowledge to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

GIVEN under my hand and seal of office this 13<sup>th</sup> day of December, 2007.

[Notarial Seal]



*Carolyn Davis*  
Notary Public

My commission expires: 2-22-2009

5281.06/CA Docs/FORMQCDeed//011707/jps

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2008 Jan 08 01:57 PM

2008002659

CAK \$19.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS