Instr:20000518O0049805 Page: 1 OF 3
REC'D FOR REC 05/18/2000 8:15:16AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $220.15

THIS INSTRUMENT PREPARED BY:

RAMSEY & THORNTON
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 0363

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 ($59,500.00) DOLLARS, cash in hand paid by MESSER LAND HOLDINGS PARTNERSHIP, receipt of which is hereby acknowledged, we, WILLIAM B. COX, JR. and wife, MARY S. COX, have bargained and sold, and by these presents do transfer and convey unto the said MESSER LAND HOLDINGS PARTNERSHIP, its successors and assigns, a certain tract or parcel of land as follows:

Lying and being in the Second Civil District of Davidson County, State of Tennessee, and being Lot No. 14 of Fox Hollow Farms, located on the West of State Route 96 and being more particularly described as follows:

Commencing at a point in the West line of Fox Hollow in the East line of Robert F. Stamps' property of record in Will Book 151, Page 413, in the Register's Office of Davidson County, Tennessee; said point being South 02 degrees 30 minutes 12 seconds West 1924.83 feet from the most northwesterly corner of Fox Hollow; thence South 84 degrees 00 minutes 00 seconds East 174.44 feet to a point; thence North 54 degrees 52 minutes 09 seconds East 596.85 feet to a point; thence South 52 degrees 18 minutes 02 seconds East 100.00 feet to a point; thence North 51 degrees 49 minutes 17 seconds East 190.00 feet to the true point of BEGINNING at the southwest corner of said Lot #14; thence with the westerly line of Lot No. 14 North 07 degrees 02 minutes 48 seconds West 498.36 feet to a point; thence with the South line of Lot No. 12 and Lot No. 13 North 61 degrees 20 minutes 20 seconds East 210.00 feet to a point; thence North 73 degrees 38 minutes East 260.00 feet to a point; thence South 33 degrees 42 minutes 41 seconds East 296.16 feet to a point; thence South 51 degrees 49 minutes 17 seconds West 683.08 feet to the point of beginning, and more fully described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, revised by Exhibit "A" to Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9048, Page 590, and further revised by Exhibit "A" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9137, Page 784, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William B. Cox, Jr. and wife, Mary S. Cox by deed from Highway 96 Partners, Ltd., a Tennessee limited partnership, dated November 11, 1993, and of record in Book 9137, Page 788, in the Register's Office of Davidson County, State of Tennessee.

This conveyance is subject to the Declaration of Protectiove Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 8960, Page 252, and as amended in Book 9048, Page 590, and in Book 9052, Page 433, and in Book 9137, Page 784, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 8353, Page 806, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of Fox Hollow Farms Homeowner's Association of record in Book 8960, Page 251, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the establishment of an easement for ingress/egress and utilities of record in Book 8916, Page 345, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Plan as shown on the Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 8960, Page 268, revised by Exhibit "A" to Amendment No. 1 to the Declaration of Protective Covenants, Conditions, and Restrictions for Fox Hollow Farms of record in Book 9048, Page 590, and corrected by Instrument of Correction of record in Book 9078, Page 77, and further revised by Exhibit "A" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9137, Page 784, all in the Register's Office of Davidson County, Tennessee, which show an Owner's Certificate, and certain easements, setback lines and notes.

This conveyance is subject to the rights of others in and to the access easement.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MESSER LAND HOLDINGS PARTNERSHIP, its successors and assigns, forever. And we do covenant with the said MESSER LAND HOLDINGS PARTNERSHIP, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2000 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MESSER LAND HOLDINGS PARTNERSHIP, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 17th day of May, 2000.

William B. Cox, Jr.
WILLIAM B. COX, JR.

Mary S. Cox
MARY S. COX

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, WILLIAM B. COX, JR. and wife, MARY S. COX, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: _____

R. ERIC THOMPSON
NOTARY PUBLIC - TENNESSEE
DICKSON COUNTY
My Comm. Expires 11/18/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $59,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: _____

R. ERIC THOMPSON
NOTARY PUBLIC - TENNESSEE
DICKSON COUNTY
My Comm. Expires 11/18/02

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Tax Map 178

Parcel No. 15

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
MESSER LAND HOLDINGS PARTNERSHIP
C/O EDDIE MESSER
5115 Maryland Way, Suite 221
Brentwood, TN 37027