File in Box No. 19 B

This Instrument Prepared by:
Peter Weiss, Attorney
761 Old Hickory Blvd., Suite 102
Brentwood, Tennessee 37027

#02-1-38-B

Davidson County AGRMTWARR
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TERMINATION OF THE HORIZONTAL PROPERTY REGIME AND DEED OF MERGER FOR FAIRFAX POINTE CONDOMINIUMS
AND
DISSOLUTION OF THE FAIRFAX POINTE CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.

This Termination of the Horizontal Property Regime and Deed of Merger for Fairfax Pointe Condominiums and Dissolution of the Fairfax Pointe Condominiums Homeowners' Association, Inc., is executed this the 30th Day of January, 2002, by Jane Simpson, hereinafter referred to as the "Declarant".

WITNESSETH:

That whereas, the said Declarant is the owner of certain condominium apartments in Davidson County, Tennessee, and designated as Unit Nos. A and B (the "Units"), established by Exhibit "A" of the Master Deed of Fairfax Pointe Condominiums (the "Condominium Project"), of record in Instrument No. 20010814-0087613, Register's Office for Davidson County, Tennessee, (which Master Deed and record thereof are incorporated herein and made a part hereof by reference), said Units constituting all of the Units created by the said Master Deed of Fairfax Pointe Condominiums pursuant to the Horizontal Property Act of Tennessee, and being the same property conveyed to the Declarant by Warranty Deed from Keith E. Blaydes, an unmarried person, of Record in Book 11625, Page 176, in said Register's Office; and,

Whereas, the Declarant is the sole member of and possess all votes in the Fairfax Pointe Condominiums Homeowners' Association, Inc., a Tennessee Not-For Profit Corporation (the "Homeowner's Association"); and,

Whereas, the Declarant has determined that it would be in her best interest to terminate, void, and vacate the horizontal property regime of Fairfax Pointe Condominiums and merge, regroup and convey, the filial estates of Fairfax Pointe Condominiums with and to the original principal property, namely, **Lot No. 1 on the Plan of Alan D. Ratner's Resubdivision of Lot No. 45 of Bransford Realty Company's West End Heights, of record in Book 1835, Page 61, Register's Office for Davidson County, Tennessee**, to which plan reference is made for a complete legal description; and,

Whereas, the Declarant further has determined that it would be in her best interest to terminate and dissolve the Fairfax Pointe Condominiums Homeowners' Association, Inc., a Tennessee Not-For Profit Corporation, due to the fact that the purpose for which it was created no longer exist.

Now therefore, for and in consideration of the premises, the said Jane Simpson, as Declarant, hereby declares:

1. That pursuant to Tennessee Code Annotated Section 66-27-109, the Declarant, as the sole owner of all Units in Fairfax Pointe Condominiums, terminates, voids, and vacates the horizontal property regime of Fairfax Pointe Condominiums and merges, regroups and conveys, the filial estates of Fairfax Pointe Condominiums with and to the original principal property, namely, **Lot No. 1 on the Plan of Alan D. Ratner's Resubdivision of Lot No. 45 of Bransford Realty Company's West End Heights, of record in Book 1835, Page 61, Register's Office for Davidson County, Tennessee**, to which plan reference is made for a complete legal description; and,

2. That pursuant to Tennessee Code Annotated Section 48-64-101 et seq., the Declarant,

constituting the sole member of the Fairfax Pointe Condominiums Homeowners' Association, Inc., declares, authorizes, terminates and dissolves, effective even date herewith, the Fairfax Pointe Condominiums Homeowners' Association, Inc., a Tennessee Not-For Profit Corporation, due to the fact that the purpose for which it was created no longer exists.

The Declarant covenants that she possesses all requisite authority to execute this instrument for the purposes recited herein without the joinder of any third party.

Executed and effective the day and date first above written.

DECLARANT

Jane Simpson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Simpson , the bargainor ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood ,Tennessee , this 31st day of January, 2002.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5/28/03