This Instrument Prepared By:
American Mortgage Closers
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Brentwood, TN 37027
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Davidson County DEEDQC
Recvd: 04/07/04 10:53 2pgs
Fees:12.00 Taxes:0.00
20040407-0039456

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I/We **Messer Land Holdings, a Tennessee General Partnership** hereby bargain, sell, release, remise, quitclaim and convey unto **Eddie R. Messer and wife, Barbara S. Messer,** all my/our right, title and interest in and to the following described real estate, to-wit:

See Exhibit A for Legal Description

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 2 day of April, 2004.

Eddie R. Messer, General Partner

Barbara S. Messer, General Partner

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Eddie R. Messer and wife, Barbara S. Messer, General Partners of Messer Land Holdings,** to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witnessed my hand and official seal this 2 day of April, 2004.

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 2 day of April, 2004.

Notary Public

My Commission Expires: _____

Tax Map and Parcel Number: 177-119.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Eddie and Barbara Messer
7003 Chadwick Drive, Ste. 264

Brentwood, TN 37027

Exhibit "A"

EDDIE MESSER
LOAN # 7604701300

BEGINNING at a point at the most northwest corner of Fox Hollow at a southerly corner with Robert F. Stamps' property , of record in Will Book 151, page 413, Register's Office for Davidson County, Tennessee; thence, with said Stamps' southerly line, South 88 deg. 54' 42", East 680.00 feet to a point at the northwest corner of Lot No. 8; thence with the West line of Lot No. 8, South 04 deg. 04' 14", East 466.84 feet to a point; thence, South 76 deg. 41', West 130.00 feet to a point; thence, with the northeasterly line of Lot No. 10, North 55 deg. 13' 28", West 719.37 feet to a point in the East line of Stamps' ; thence, with Stamps' line North 02 deg. 30' 12", East 98.36 feet to a 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, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Messer Land Holdings, a Tennessee General Partnership from John Hamblen and wife, Christi P. Hamblen by Warranty Deed dated 12/29/00, recorded 01/05,/01 in Instrument Number 20010105-0001887 Register's Office for said County.

Map and Parcel 177-19.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.