Prepared by: Hugh W. Entrekin, Atty.
Mooreland Title Company
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37238

Davidson County DEEDQC
Recvd: 12/29/04 11:15 4pgs
Fees:22.00 Taxes:0.00
20041229-0153788

State of Tennessee
County of Davidson
The actual consideration for this transfer is
NONE

James R. Fischer
Affiant

Sworn to and subscribed before me this
10th day of December 2004

Notary Public

My Commission Expires: March 2006

Address of New Owner
Clubhouse Trails
1321 Murfreesboro Rd.
Suite 520
Nashville, Tennessee
37217

Send Tax Bills To:
SAME

Map No. **135-12-D**
Parcel Nos. **121.00, 123.00, 125.00, 127.00, 129.00, 131.00, 133.00, 135.00, 137.00, 139.00, 141.00, 143.00, 145.00, 147.00, 149.00, 151.00, 153.00, 155.00, 159.00, 161.00, 163.00, 165.00, 167.00, 169.00, 171.00**

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Fischer & Ford Group, L.L.C., a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Clubhouse Trails, a Joint Venture** composed of Fischer & Ford Group, L.L.C., a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation, its successors and assigns, certain condominium apartments located and situated in Davidson County, Tennessee, described as follows:

**SEE ATTACHED EXHIBIT "A"**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances that may affect the premises.

Witness my hand this 10th day of December, 2004.

**Fischer & Ford Group, L.L.C.**

By: _____
James M. Fischer, Managing Member

By: _____
James A. Ford, Secretary

**Houston Investments, Inc.**

By: _____
Quinn O. Houston, President

State of: TENNESSEE
County of: Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James M. Fischer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of Fischer & Ford Group, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of Fischer & Ford Group, L.L.C. by himself as such Managing Member.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of December, 2004.

_____
Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEX
NOTARY
PUBLIC
WILLIAMSON

State of: TENNESSEE
County of: Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James A. Ford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of Fischer & Ford Group, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of Fischer & Ford Group, L.L.C. by himself as such Secretary.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of December, 2004.

Notary Public

My Commission Expires: March 6, 2006

State of: TENNESSEE
County of: Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Quinn O. Houston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Houston Investments, a Tennessee Corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of Houston Investments, Inc. by himself as such President.

Witness my hand and official seal at Shelby County Tennessee this 10th day of December, 2004.

Notary Public

My Commission Expires:

WENDY N. GAUGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 07-20-2008

**EXHIBIT A**
**PROPERTY DESCRIPTION**

Being certain condominium apartments in Davidson County, Tennessee, being **Unit Nos. 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 167, 169, and 171** of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Fischer & Ford Group, L.L.C., a Tennessee Limited Liability Company by Deed of record in Instrument No. 20040401-0036964 and by Deed of record in Instrument No. 20040401-0036967, Register's Office for Davidson County, Tennessee.

**AND:**

Being certain condominium apartments in Davidson County, Tennessee, being **Unit Nos. 143, 145, 147, 149, 151, 153, 155, 161, 163 & 165** of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Houston Investments, Inc., a Tennessee Corporation by Deed of record in Instrument No. 20040401-0036962, Register's Office for Davidson County, Tennessee.