This instrument prepared by:
M. Thomas Taylor, Jr., ATTORNEY
339 Main Street
Franklin, Tn. 37064

BOOK 8353 PAGE 806

NEW OWNER:
Highway 96 Partners, Ltd.
Nashville City Center
Suite 900
Nashville, Tenn. 37219

SEND TAX BILL TO:
same

MAP & PARCEL:
178-3.00

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, the heirs of the Estate of Olivia Groves Cunningham, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto Highway 96 Partners, Ltd., hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson and Williamson County, Tennessee, described as follows, to-wit:

See Attached Legal Description

Being a portion of the property conveyed to Johney Groves and wife, Olivia Groves by deed of record in Book 1515, Page 188, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE DO FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the

plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved ( ) improved property is known as:

WITNESS OUR HANDS THIS 30TH DAY OF APRIL, 1991 IN FRANKLIN, TENNESSEE.

Wayne Groves
SELLER:

Faye Groves Atty. in fact for Kenneth Groves
SELLER:

X
SELLER:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Kenneth Groves by Faye Groves POA, Charles Wayne Groves and Fred Cunningham, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 1991 in Franklin, Tn.

Leighanne Loudon
Notary Public

My Commission Expires:
8/23/94

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $167,000.00.

AFFIANT President
Pegasus Investment Group, Inc.

Sworn to and subscribed to me, the undersigned, this 30th day of April, 1991, in Franklin, Tennessee.

Leighanne Loudon
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8/23/94

15027

1 ENTIFTREFERENCE

MAY 17 9 18 AM '91

PROPERTY DESCRIPTION
CUNNINGHAM ESTATE
TRACT 4

A tract of land situated partly in the 9th Civil District of Davidson County, Tennessee and partly in the 1st Civil District of Williamson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the westerly right-of-way line of State Highway 96 at the northeast corner of that parcel of land conveyed to Thomas R. Mathas of record in Deed Book 5348, Page 82, R.O.D.C., Tennessee;

Thence, with the northerly line of said conveyance to Mathas and a common line of that parcel of land conveyed to John H. Dillon Et Ux of record in Deed Book 7169, Page 994, R.O.D.C., Tennessee, N 88° 21' 02" W, 761.96 feet to an iron pin set;

Thence, with a common line of said conveyance to Dillon, S 70° 28' 52" W, 1021.92 feet to a 24" White Oak;

Thence, with a common line of said conveyance to Dillon, S 33° 24' 32" W, 601.23 feet to a 24" Black Oak;

Thence, with a common line of said conveyance to Dillon, N 85° 50' 33" W, 1229.41 feet to an iron pin set;

Thence, with a common line of said conveyance to Dillon and a common line of that parcel of land conveyed to H. O. King of record in Deed Book 72, Page 35, R.O.W.C., Tennessee, S 02° 05' 18" W, 2106.11 feet to a P.K. nail set in exposed bed rock;

Thence, with a common line of said conveyance to King, N 87° 24' 42" W, 2593.59 feet to an iron pin set;

Thence, with the easterly line of that parcel of land conveyed to E. L. Linton of record in Deed Book 51, Page 183, R.O.W.C., Tennessee, N 02° 05' 18" E, 1043.78 feet to an iron pin set;

Thence, with a common line of that parcel of land willed to Robert F. Stamps and Richard P. Stamps of record in Will Book 151, Page 413, R.O.D.C., Tennessee, S 87° 24' 42" E, 1340.81 feet to an iron pin set 10 feet northeast of a 24 inch Beech tree found, marked with an "X";

Thence, with a common line of the Stamps brothers, N 02° 30' 12" E, 2378.53 feet to an iron pin set;

Thence, with a common line of the Stamps brothers, S 88° 54' 42" E, 2850.72 feet to an iron pin set in a rock pile;

Thence, with a common line of the Stamps brothers, N 02° 05' 18" E, 103.78 feet to an iron pin set;

Thence, a new line of division, N 64° 59' 28" E, 528.99 feet to an iron pin set;

Thence, a new line of division, N 52° 51' 31" E, 283.75 feet to an iron pin set;

Thence, a new line of division, N 74° 58' 29" E, 412.40 feet to an iron pin set;

Thence, a new line of division, N 87° 36' 00" E, 334.28 feet to an iron pin set;

Thence, with the westerly right-of-way line of State Highway 96, S 07° 31' 00" E, 269.09 feet;

Thence, with the westerly right-of-way line of State Highway 96, S 29° 53' 20" W, 111.22 feet;

Thence, with the westerly right-of-way line of State Highway 96, S 07° 31' 00" E, 365.00 feet;

Thence, with the westerly right-of-way line of State Highway 96, S 30° 33' 00" E, 217.31 feet;

Thence, with the westerly right-of-way line of State Highway 96, S 07° 31' 00" E, 294.71 feet to the point of beginning and containing 217.205 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being a part of the land conveyed to Olivia Groves Cunningham of record in Deed Book 1515, Page 188, R.O.D.C., Tennessee.

Subject to the following restrictions:

1. No mobile or modular homes.
2. No fowl or swine within 1000 feet of any public road.
3. All barns and outbuildings must be placed behind the main residence.
4. Buyer is not to cut any marketable timber, marketable timber being defined as 18 inches in diameter and one (1) foot from the ground until the note is paid in full.

2930 05/17 0101 03CHECK 564.10



OFFICIAL RECEIPT

FELIX Z. WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8353 PAGE 810

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 167000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONTX	551.10
PRFEE	1.00
WDEED	12.00
TOTAL	564.10
CHECK	564.10

05/17/91 01 09:19 0001 2930

15027.

IDENTIFICATION REFERENCE

Mar 17 9 18 AM '91

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

No. 422525