BOOK 9017 PAGE 525

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF July 93

Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUNTER MCDONALD, III	"NEW OWNER"	PART OF MAP 178
(NAME)	(NAME)	
5115 Maryland Way, Suite 305		PARCEL 069
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUNTER MCDONALD, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Fox Hollow Farms, and shown as Exhibit "A" to the Declaration of Restrictions of record in Book 8960, page 268, said Register's Office, being more particularly described as follows:

Beginning at a point in the southerly boundary of Wayne Groves of record in Deed Book 4494, page 50, said Register's Office, at the northeast corner of said Lot No. 2, said point being South 87° 36' West 334.40 feet and South 74° 58' 10" West, 250 feet from the west margin of Highway 96; thence, with the easterly line of Lot No. 2, South 15° 01' 50" East, 415.00 feet to a point; thence, with the southerly line of Lot No. 2, South 53° 47' 15" West 458.89 feet to a point; thence, with the westerly line of Lot No. 2, North 25° 00' 22" West, 466.50 feet to a point in the southerly line of said Groves; thence, with Groves southerly line the following calls: North 64° 59' 38" East, 85.00 feet to a point; thence North 52° 53' 54" East, 283.80 feet to a point; North 74° 58' 10" East, 161.98 feet to the point of beginning, containing 217,851 square feet or 5.00 acres, more or less.

BEING part of the same property conveyed to Highway 96 Partners, Ltd., by Deed from Heirs of the Estate of Olivia Groves Cunningham, of record in Book 8353, Page 806, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Protective Covenants in Book 8960, page 252, said Register's Office, restrictive covenants of record in Book 8353, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

unimproved (X)
This is improved ( ) property, known as Lot 2 Fox Hollow Farms, Davidson County, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of July 19 93

HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP
By: PEGASUS INVESTMENT GROUP, INC., A TENNESSEE CORPORATION, GENERAL PARTNER

BY:

GLENN G. DUKES, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me. _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared GLENN G. DUKES, with who 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 the PEGASUS INVESTMENT GROUP, INC., a Tennessee corporation, and who further acknowledged PEGASUS INVESTMENT GROUP, INC., to be a general partner of the HIGHWAY 96 PARTNERS, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the partnership the name of the corporation by himself as such officer.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of July, 1993.

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/29/95

IDENTIFICATION REFERENCE

93 JUL 19 AM 10:50

REGISTER
DAVIDSON COUNTY, TN.

5168 07/19 0101 03CHECK

173.65

42195

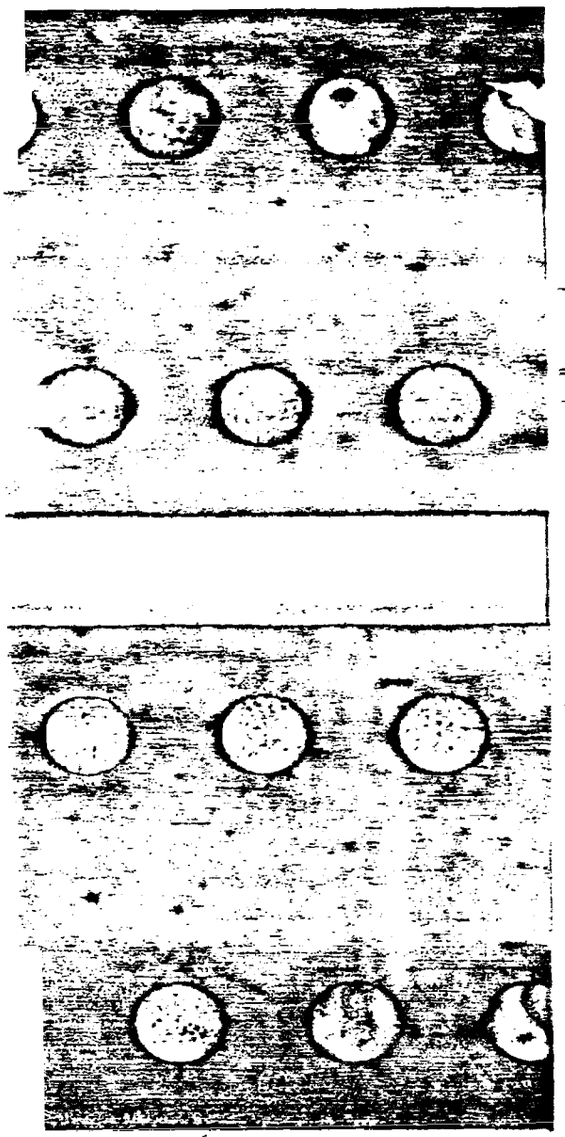
DCTN01W

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~44500.00~~
			CON TX	164.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	173.65
			CHECK	173.65
07/19/93	01		10:50 0001	5168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42195
IDENTIF. & REFERENCE

93 JUL 19 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 675566