G#9123-1

FILE IN BOX #14

BOOK 9027 PAGE 495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Dovie J. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES S. BAILEY, JR. (NAME)	"NEW OWNERS" (NAME)	MAP 178
908 MOUNTAIN VALLEY ROAD (ADDRESS)	(ADDRESS)	PART OF
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 069

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 JAMES S. BAILEY, JR., AND WIFE, DOVIE J. BAILEY

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:

BEING Lot No. 13 of Fox Hollow Farms located in the Second Civil District of Davidson County, Tennessee, on the West side of State Route 96 and being more particularly described as follows:

BEGINNING at the most Northwest corner of Fox Hollow Farms; thence, South 88° 54' 42" East, 680.00 feet, South 04° 04' 14" East, 466.84 feet and North 76° 41' East, 130.00 feet to the true point of BEGINNING for said Lot No. 13; thence, North 76° 41' East, 292.00 feet to a point; thence, South 77° 36' East, 203.96 feet to a point; thence, South 20° 43' East, 135.00 feet to a point; thence, South 30° 48' West, 375.00 feet to a point; *thence, North 00° 12' West, 545.49 feet to the point of BEGINNING, containing 228,488 square feet or 5.25 acres, more or less, and more fully described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, Register's Office for Davidson County, Tennessee. *thence, South 61° 20' West, 100.00 feet to a point;

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

THIS conveyance is subject to Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 8960, Page 252, said Register's Office; Restrictive Covenants of record in Book 8353, Page 806, said Register's Office; Charter of Fox Hollow Farms Homeowners' Assn., of record in Book 8960, Page 251, said Register's Office; an Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, said Register's Office; any other easement(s), if any,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 13, (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 27th day of July 19 93

HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP
By: PEGASUS INVESTMENT GROUP, INC., as General Partner

BY:
GLENN G. DUKES, President

STATE OF TENNESSEE
COUNTY OF

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, and 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

[illegible] 0101 03CHECK 155.15

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 office at Franklin, Tennessee, on this 27th day of July, 1993.

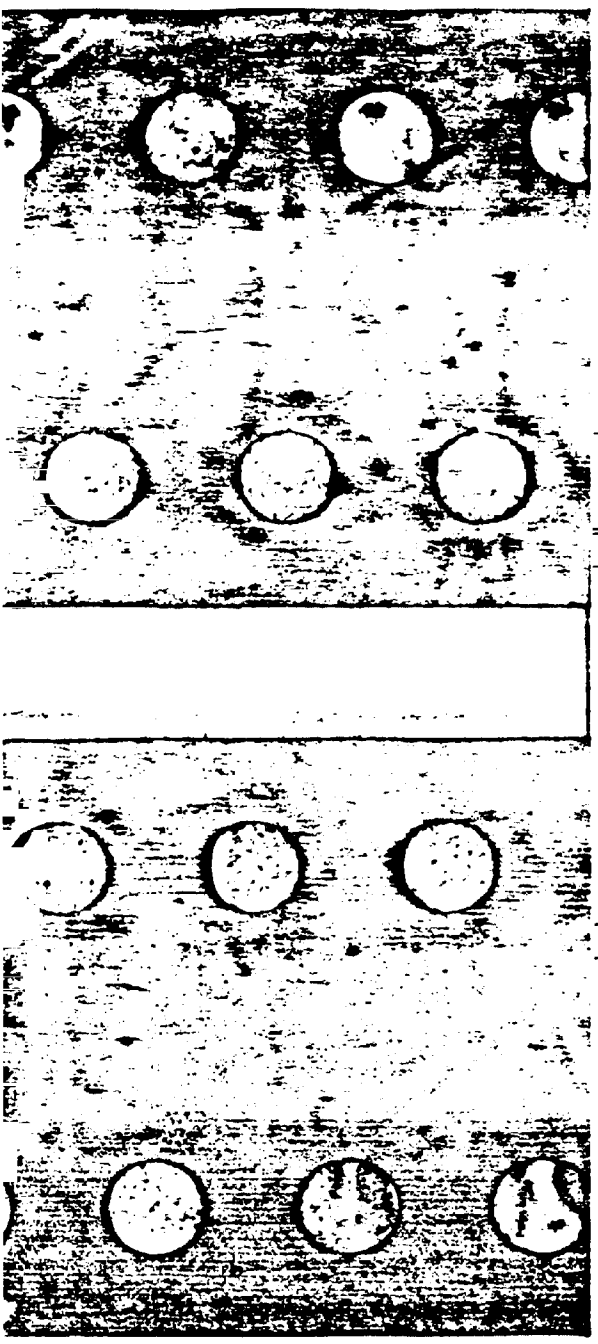
Notary Public

My Commission Expires: 9/16/95

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

and setback line(s), if any; and taxes for the current year which have been prorated and will be paid by the Grantor herein.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9027 PAGE 497

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

DAMT	39500.00
CON TX	146.15
PRFEE	1.00
WDEED	8.00
TOTAL	155.15
CHECK	155.15

07/28/93 01 11:00 0001 8839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45561

93 JUL 28 AM 11:00

No. 679183