G#9916-1

BOOK 9291 PAGE 457

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 3/27/97
(AFFIX SEAL)

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
WINDLAND BUILDERS, INC. (NAME)	"NEW OWNER" (NAME)	MAP 178
P.O. Box 573 (ADDRESS)	(ADDRESS)	PART OF
Franklin, TN. 37065-0573 (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 WINDLAND BUILDERS, INC.

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. 1 of Fox Hollow Farms, Phase 1, located on the West side of State Route 96 and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of State Route 96, said pin being the Southeast corner of Wayne Groves' property, of record in Book 4494, Page 53, Register's Office for Davidson County, Tennessee; thence, with said westerly margin the following calls: thence, South 06° 59' 52" East, 265.37 feet to a concrete monument; thence, South 26° 41' 42" West, 113.04 feet to a concrete monument; thence, leaving said margin, South 75° 37' 08" West, 464.02 feet to a point; thence, South 53° 47' 15" West, 92.12 feet to a point; thence, North 36° 12' 45" West, 205.80 feet to a point in a creek; thence, with said creek, North 05° 58' 26" East, 127.63 feet to a point; thence, leaving said creek, North 34° 06' 38" West, 145.22 feet to an iron pin in the South line of Groves; thence, with said Groves, North 74° 58' 10" East, 411.98 feet to an iron pin; thence, North 87° 36' 00" East, 334.40 feet to the 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, as 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.

THIS conveyance is subject to Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 8960, Page 252, and

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 1, Fox Hollow Farms, Nashville, 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 25th day of March 19 94

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

BY:
HUNTER McDONALD, III, Secretary

as amended in Book 9048, Page 590, and in Book 9052, Page 433, 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; 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, and revised by Exhibit "B" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 9137, Page 784, said Register's Office; and a Grant of Easement being filed for record simultaneously herewith.

BEING part of the same property conveyed to Highway 96 Partners, Ltd., by Deed from the 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, Conditions and Restrictions for Fox Hollow Farms, of record as aforementioned, and further revised by Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record as aforementioned, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record as aforementioned, said Register's Office; Charter of Fox Hollow Farms Homeowners' Assn., of record as aforementioned, 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, and revised by Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 9137, Page 784, said Register's Office; Grant of Easement being filed for record simultaneously herewith; any other easement(s), if any, and setback line(s), if any; and taxes for the current year which have been prorated and assumed by the Grantee herein.

RECEIVED
94 MAR 28 AM 11:58
DAVIDSON COUNTY, TN.
REGISTER
32
IDENTIF. REFERENCE
250
SUT 03/28 0101 03CHECK 266-15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

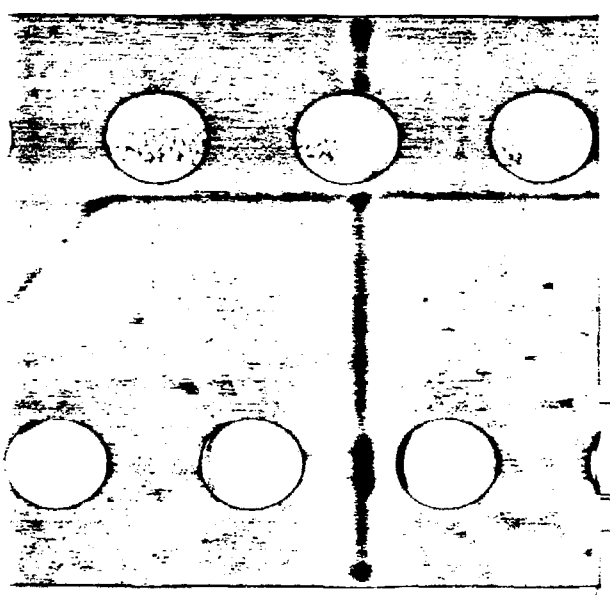
Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared HUNTER McDONALD, III, with who I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of the PEGASUS 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 Secretary, 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 25th day of March, 1994.

Notary Public

My Commission Expires: 3/27/94

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

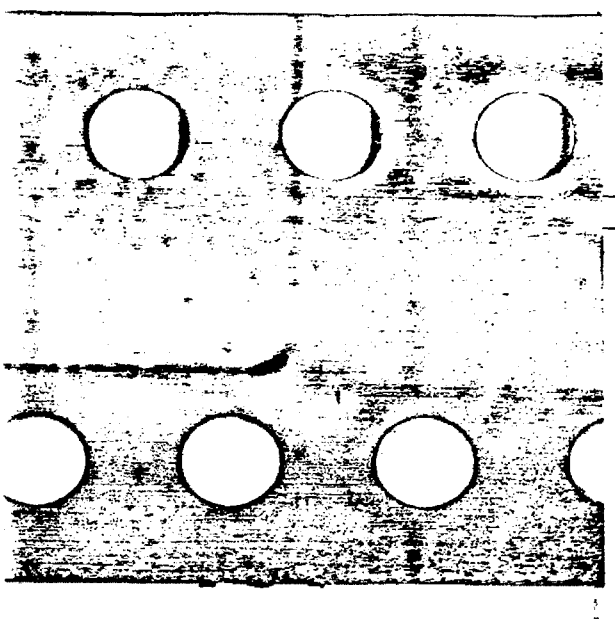
RECEIVED OF _____

FOR _____

BOOK 9291 PAGE 459

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	69500.00
CON TX	257.15
PRFEE	1.00
WDEED	8.00
TOTAL	266.15
CHECK	266.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32250
IDENTIF. ↑ REFERENCE

94 MAR 28 AM 11:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 771960