STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF April, 94

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

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
BRIAN K. HALLMARK	"NEW OWNERS"	MAP 178
(NAME)	(NAME)	
3634 Estes Road		PART OF PARCEL
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		069
(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 BRIAN K. HALLMARK AND WIFE, ELIZABETH F. HALLMARK

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

BEGINNING at a point in the West line of Fox Hollow Farms, said point being South 02° 30' 12" West 98.36 feet from the northwest corner of said Fox Hollow Farms; thence, South 55° 13' 28" East, 719.27 feet to the true point of beginning of said Lot No. 12; thence, North 76° 41' East, 260.00 feet to a point; thence, South 00° 11' 55" East, 545.49 feet to a point; thence, South 61° 20' 20" West, 570.35 feet to a point; thence, North 61° 14' 06" West, 50.00 feet to a point; thence, North 21° 29' 17" East, 790.03 feet to the true 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, 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 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

CONTINUED

unimproved ( )
This is improved (X) property, known as Lot 12, 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 6th day of April 19 94

HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP
By: [signature]

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

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 6TH., Tennessee, on this 6th day of April, 1994.

Notary Public

My Commission Expires: 9/16/95

HUNTER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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.

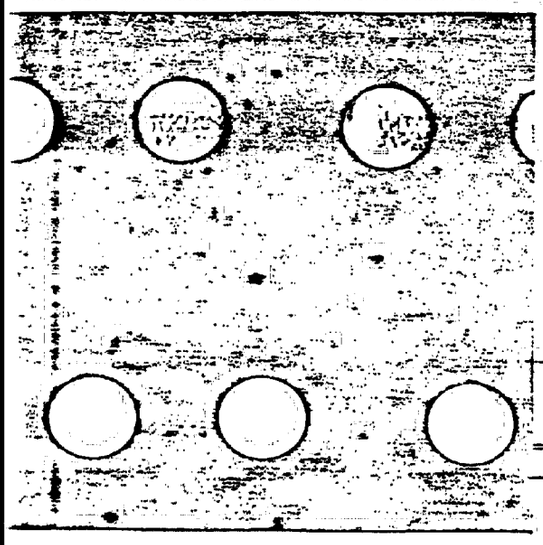
BEING part of the same property conveyed to Highway 96 Partners, Ltd., by Deed from the Heirs of the Estate of Olivia Groves Cunningham, of record in Book 8353, Page 806, Register's Office for Davidson County, Tennessee.

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, and Easement for Ingress, Egress and Regress for the use and benefit of Lot No. 11, of record in Book 9233, Page 202, said Register's Office; any other easement(s), if any, and setback line(s), if any; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

36716
IDENTIF. & REFERENCE

94 APR -7 PM 1:29
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

1505 04/07 0101 03CHECK 233.15



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

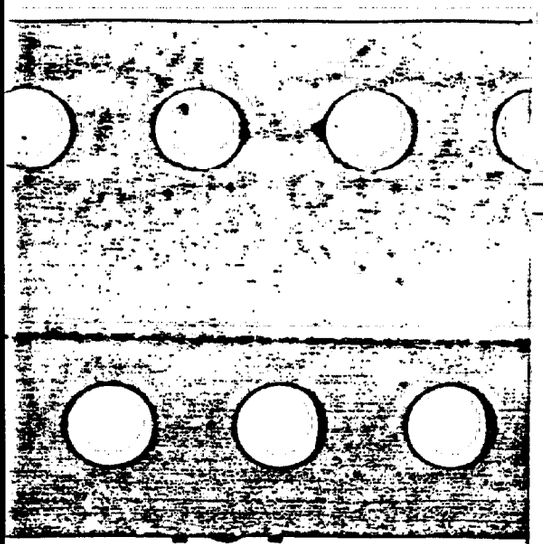
FOR _____

BOOK 9305 PAGE 494

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	59500.00
			CON TX	220.15
			PRFEE	1.00
			WDEED	12.00
			TOTAL	233.15
			CHECK	233.15
		04/07/94	01	13:30 0001 1505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. A REFERENCE 36716

94 APR -7 PM 1:

FELIX Z. WILSON
DAVIDSON COUNTY, TENNESSEE

No. 776746