WARRANTY DEED BOOK 9454 PAGE 63 BOX #19B

94-8-43

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Geraldine A Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALDINE A. BROWN	"NEW OWNER"	MAP 178
(NAME)	(NAME)	
9424 Ashford Place		PART OF
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		PARCEL 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 GERALDINE A. BROWN, A MARRIED PERSON

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 Nashville, Davidson County, Tennessee, being Lot No. 21 of Fox Hollow Farms, Tract II, Phase 1, located West of State Route 96 at Old Harding Road and being more particularly described as follows:

BEGINNING at a planted stone at the Southeast corner of said Lot, said stone being in the West line of H. O. King's property, of record in Deed Book 72, Page 35, Register's Office for Williamson County, Tennessee; thence, with the North line of said King, South 89° 34' 32" West, 180.63 feet to a point; thence, leaving said King line, North 03° 49' 17" West, 356.54 feet to a point; thence, North 05° 36' 45" West, 608.78 feet to a point; thence, South 81° 44' 38" East, 310.30 feet to a point in the West line of H. O. King; thence, with King's West line, South 02° 41' 56" West, 916.73 feet to the point of BEGINNING, and described on Exhibit "A" of the Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9340, Page 579, Register's Office for Davidson County, and of record in Book 1194, Page 416, Register's Office for Williamson 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, in Book 9137, Page 784, in Book 9340, Page 579, and in Book 9400, Page 936, Register's Office for Davidson County, and of record in Book 1081, Page 405, and amended in Book 1110, Page 948, Page 1110, Page 49, in Book 1132, Page 655, in Book 1194, Page 416, and in Book 1212, Page 781, Register's Office for Williamson County, Tennessee; Restrictive Covenants of record in Book 8353, Page 806, Register's Office for Davidson County, and in Book 904, Page 69, Register's

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 21 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 30th day of August 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

Office for Williamson County, Tennessee; Charter of Fox Hollow Farms Homeowners' Assn., of record in Book 8960, Page 251, Register's Office for Davidson County, and in Book 1081, Page 404, Register's Office for Williamson County, Tennessee; an Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, in Book 9052, Page 433, 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, Register's Office for Davidson County, and in Book 1065, Page 755, and corrected in Book 1081, Page 400, and revised by Exhibit "B" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 1132, Page 655, Register's Office for Williamson County, Tennessee; an Instrument of Correction of record in Book 9305, Page 487, Register's Office for Davidson County, and in Book 1195, Page 98, Register's Office for Williamson County, Tennessee; Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9340, Page 579, Register's Office for Davidson County, and of record in Book 1194, Page 416, Register's Office for Williamson County, Tennessee; Supplement and Amendment No. 6 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record simultanesouly herewith, Register's Office for Davidson County, Tennessee; and a Grant of Easement of record in Book 9340, Page 585, Register's Office for Davidson County, and in Book 1194, Page 422, Register's Office for Williamson County, Tennessee.

NOTE: All Books and Pages recited above apply to tracts which may lie in both Davidson and Williamson Counties, Tennessee. Any tract lying solely within the boundary of either Davidson or Williamson County, Tennessee, will be subject to the Books and Pages hereinabove recited for the County in which the tract is located.

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, and in Book 904, Page 69, Register's Office for Williamson County, Tennessee.

THIS conveyance is subject to the Declarations, and as amended, as of record aforementioned, and Supplement and Amendment No. 6, being filed for record simultaneously herewith; Restrictive Covenants, as of record aforementioned; easements, and as amended, of record aforementioned; and setback line(s), if any; Charter of Fox Hollow Farms Homeowners' Association, of record in Book 8960, Page 251, Register's Office for Davidson County, and in Book 1081, Page 404, Register's Office for Williamson County, Tennessee; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

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_____ .

4508 09/01 0101 03CHECK 307.15

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF BRENTWOOD)

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 Brentwood, Tennessee, on this 30th day of August, 1994.

My Commission Expires: 9/16/95

Notary Public

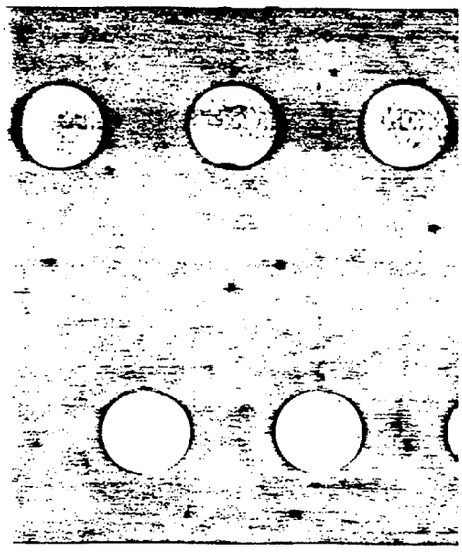
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

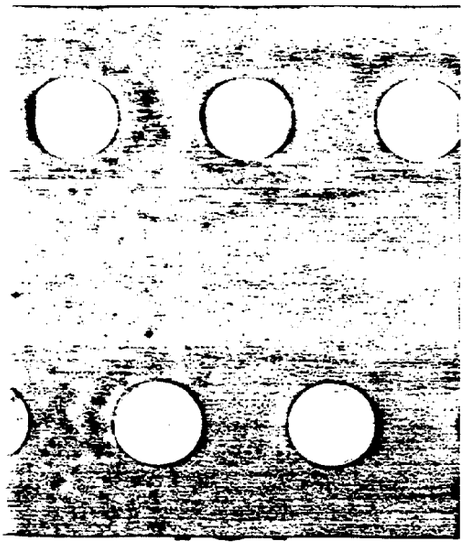
94 SEP -1 PM 4:10

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

87251





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

RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 66

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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 12.00
TOTAL 307.15
CHECK 307.15

09/01/94 01 16:09 0001 4508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87251
IDENTIF. & REFERENCE

94 SEP -1 PM 4:0
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 830884