WARRANTY DEED BOOK 9518 PG 657 BOX #19B

94-11-9

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(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
MATTHEW J. BROWNE	"NEW OWNERS"	MAP 177
(NAME)	(NAME)	
2933 Chapelwood Drive		PARCEL 011
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		FB #09D-82042
(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 MATTHEW J. BROWNE AND WIFE, CYNTHIA A. JANES

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 Davidson County, Tennessee, being Lot No. 10 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 a point in the West boundary of Fox Hollow Farms, said point being South 02° 30' 12" West, 98.36 feet from the most northwesterly corner of said Fox Hollow Farms, and in the East line of Robert F. Stamps; thence, with the northerly line of Lot No. 10, South 55° 13' 28" East, 719.27 feet to a point; thence, with the southerly line of Lot No. 10, South 63° 32' 59" West, 695.03 feet to a point in the West line of said Fox Hollow Farms; thence, with said West line, North 02° 30' 12" East, 720.51 feet to the point of BEGINNING, containing 219,093 square feet or 5.03 acres, more or less, and more fully described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 8960, Page 252, 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, in Book 9137, Page 784, in Book 9340, Page 579, in Book 9400, Page 936, and in Book 9454, Page 59, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 8353, Page 806, Register's Office for Davidson County, Tennessee; Charter of Fox Hollow Farms Homeowners' Assn., of record in Book 8960, Page 251, Register's Office for said County; an Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, in Book 9340, Page 585, and re-recorded in Book 9400, Page 931, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 10, 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 10th day of November 19 94

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

BY:
GLENN G. DUKES, President

[redacted] [redacted]

BOOK 9518 PG 658

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 DAVIDSON)

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 Brentwood, Tennessee, on this 10th day of November, 1994.

My Commission Expires: 9/16/95

Katherine Goodson
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE 08292

FILED NOV 11 PM 1:11 DAVIDSON COUNTY TN

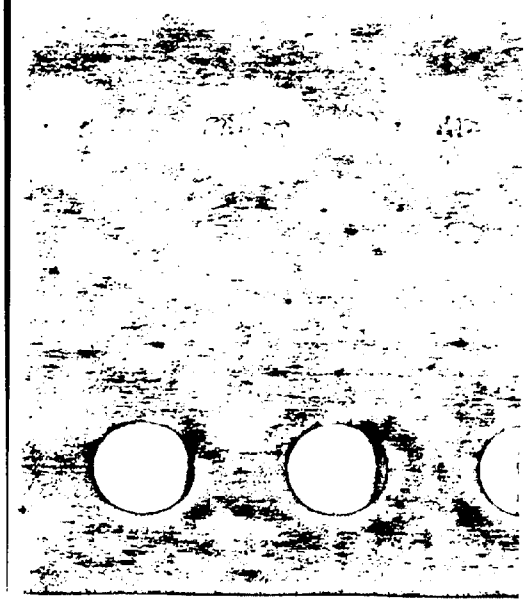
LEGAL DESCRIPTION CONTINUATION

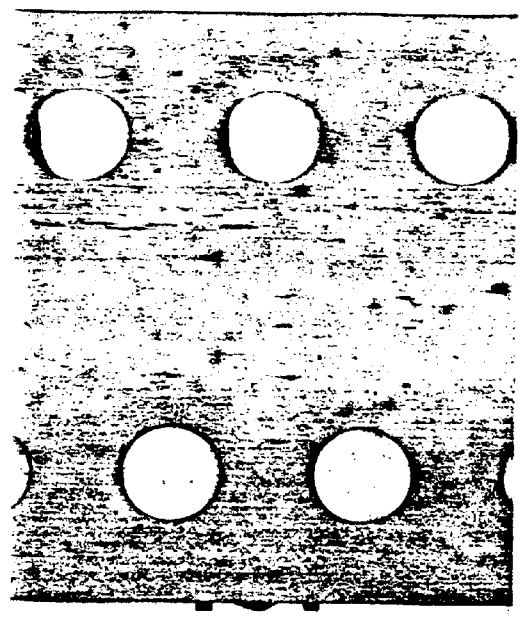
BEING the same property conveyed to Highway 96 Partners, Ltd., a Tennessee limited partnership, by Deed from James J. Lyman, unmarried, of record in Book 9462, Page 884, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Declarations, and as amended, as of record aforementioned; 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, Tennessee; Supplement and Amendment No. 6 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9454, Page 59, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor herein.

HIGHWAY 96 Partners, Ltd., Highway 96 Partners, Ltd., L.P., and Highway 96 Partners, L.P., are and shall be considered one and the same limited partnership.

11/11 01:01 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9518 PG 659

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 8.00
TOTAL 303.15
CHECK 303.15

11/11/94 01 11:55 0001 3302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08292
IDENTIF. ↑ REFERENCE

94 NOV 11 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853390