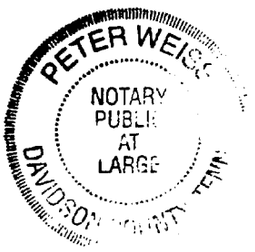
BOOK 9574 PG 617

WARRANTY DEED BOX #19B

#95-1-12




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 17th DAY OF January 19 95

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 |
|---|---|---|
| PATRICK B. MURPHY | "NEW OWNERS" | MAP 178 |
| (NAME) | (NAME) | |
| 1502 Forest Garden | | 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 PATRICK B. MURPHY AND WIFE, DIANE M. VOSBERG

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. 18 of Fox Hollow Farms, Tract II, Phase 1, and being located West of State Route 96 at Old Harding Road, in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point at the southwesterly corner of Lot No. 17 and the northwesterly corner of the herein described lot, said point being South 84° 00' 00" East, 174.44 feet and South 13° 01' 42" East, 285.29 feet from a point in the East line of E. L. Linton, of record in Deed Book 51, Page 183, Register's Office for Williamson County, Tennessee; thence, North 60° 18' 09" East, 451.47 feet to a point; thence, South 28° 22' 42" East, 437.02 feet to a point; thence, South 61° 51' 23" West, 567.83 feet to a point; thence, North 13° 01' 42" West, 440.00 feet to the point of BEGINNING, and being more particularly 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, 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, 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, Register's Office for Davidson 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,

CONTINUED

unimproved ( X )
This is improved ( ) property, known as Lot No. 18, Fox Hollow Farms, Tract II, Phase 1, 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 17th day of January 19 95

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

BY:

HUNTER McDONALD, III, Secretary

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; an Instrument of Correction of record in Book 9305, Page 487, said Register's Office; and a Grant of Easement of record in Book 9340, Page 585, Register's Office for Davidson County, Tennessee.

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.

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.

THIS conveyance is subject to any and all zoning regulations, building restrictions of record aforementioned and setback lines, if any, and easements of record aforementioned and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF

BOOK 9574 PG 619

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 HUNTER McDONALD, III, with whom 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 17th day of January, 1995.

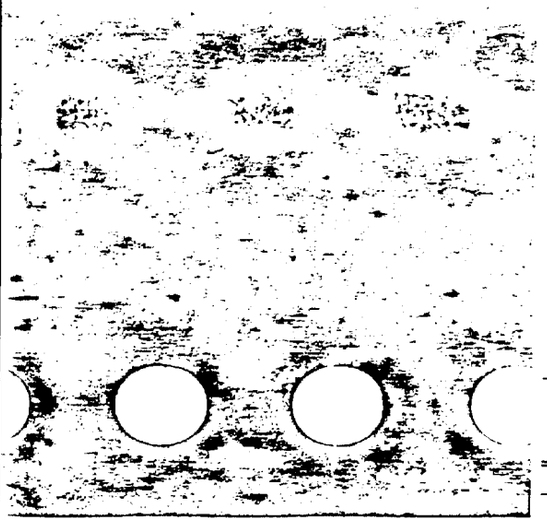
My Commission Expires: 9/16/95

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

26640



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

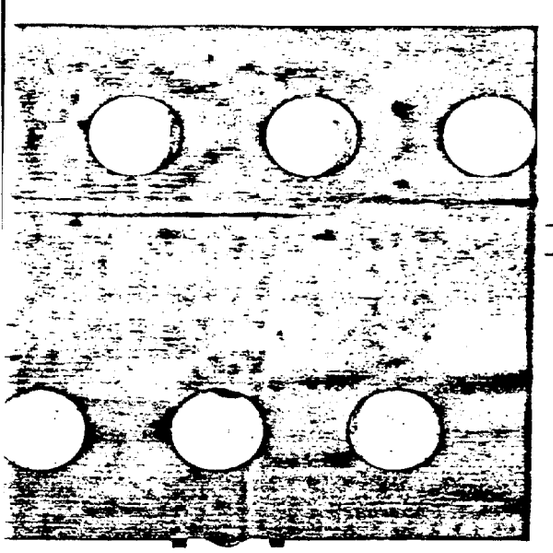
**RECEIVED OF** _____

**FOR** _____

BOOK 9574 PG 620

| | | |
|---|---|---|
| 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 |

01/19/95 01 13:40 0001 3541

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

26640
IDENTIF. & REFERENCE

95 JAN 19 PM 1:40
REGISTER
DAVIDSON COUNTY, TN.

**No.** 873363