WARRANTY DEED BOOK 9603 PG 966 BOX #19B

#95-2-40

PETER WEISS 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 $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 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
HIGHWAY 96 PARTNERS, LTD.	"NEW OWNER"	MAP 177
(NAME)	(NAME)	
5115 Maryland Way, Suite 305		PARCEL 016
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		FB #09D-82131
(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, JAMES S. BAILEY, JR., AND WIFE, DOVIE J. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP

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. 13 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 the most Northwest corner of Fox Hollow Farms; thence, South 88° 54' 42" East, 680.00 feet, South 04° 04' 14" East, 466.84 feet and North 76° 41' East, 130.00 feet to the true point of BEGINNING for said Lot No. 13; thence, North 76° 41' East, 292.00 feet to a point; thence, South 77° 36' East, 203.96 feet to a point; thence, South 20° 43' East, 135.00 feet to a point; thence, South 30° 48' West, 375.00 feet to a point; thence, South 73° 38' West, 260.00 feet to a point; thence, South 61° 20' West, 100.00 feet to a point; thence, North 00° 12' West, 545.49 feet to the point of BEGINNING, containing 228,488 square feet or 5.25 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, said Register's Office; a Grant of Easement

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 13, 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 our hand s this 24th day of February 19 95

James S. Bailey, Jr.
JAMES S. BAILEY, JR.

Dovie J. Bailey
DOVIE J. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES S. BAILEY, JR., AND WIFE, DOVIE J. BAILEY

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February.

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

for Ingress-Egress, Utilities and Drainage of record in Book 9340, Page 585, and re-recorded in Book 9400, Page 931, said Register's Office.

BEING the same property conveyed to James S. Bailey, Jr., and wife, Dovie J. Bailey, by Deed from Highway 96 Partners, Ltd., a Tennessee limited partnership, of record in Book 9027, Page 495, 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; and taxes for the current year have been assumed by the Grantee herein.

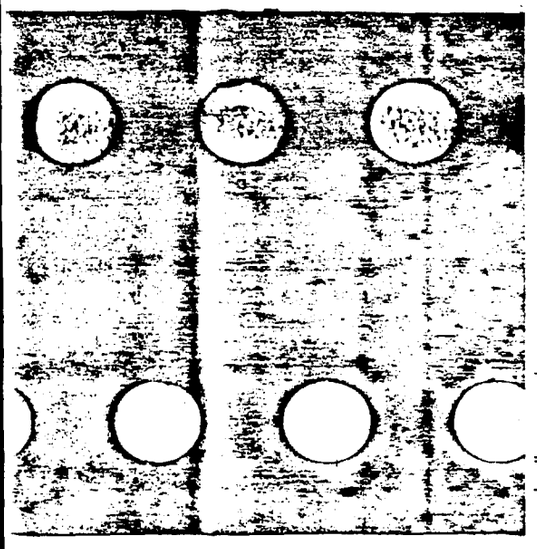
4972 02/27 0101 03CHECK 229.15

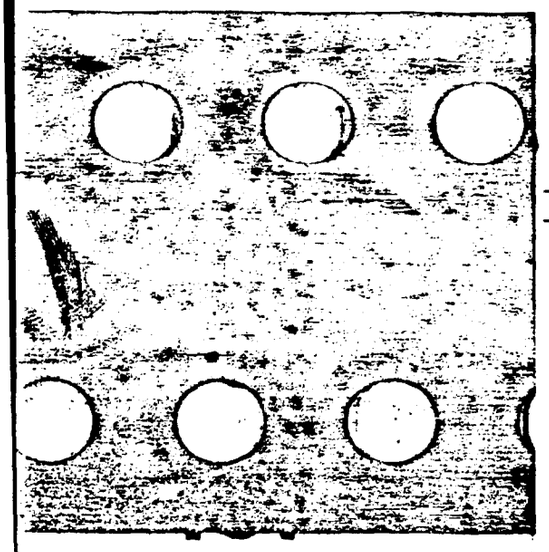
37144

IDENTIFICATION REFERENCE

95 FEB 27 AM 9:30

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 968

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 8.00
TOTAL 229.15
CHECK 229.15

02/27/95 01 09:31 0001 4972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37144
IDENTIF. & REFERENCE

95 FEB 27 AM 9:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884647