# WARRANTY DEED

BOX #19B

G#95-3-1

BOOK 9610 PG 764

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
1st DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: November 22, 1997
(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 |
|---|---|---|
| SHARON C. ROTH | "NEW OWNER" | MAP 177 |
| (NAME) | (NAME) | |
| 8600 River Road | | PARCEL 016 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | 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, 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 SHARON C. ROTH, A MARRIED WOMAN

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 my hand this 1st day of March, 19 95

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

BY:
GLENN G. DUKES, President

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 whom 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 Nashville, Tennessee, on this 1st day of March, 1995.

My Commission Expires: 11/22/97

Notary Public

7185 03/03 0101 03CHECK 303.15

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.

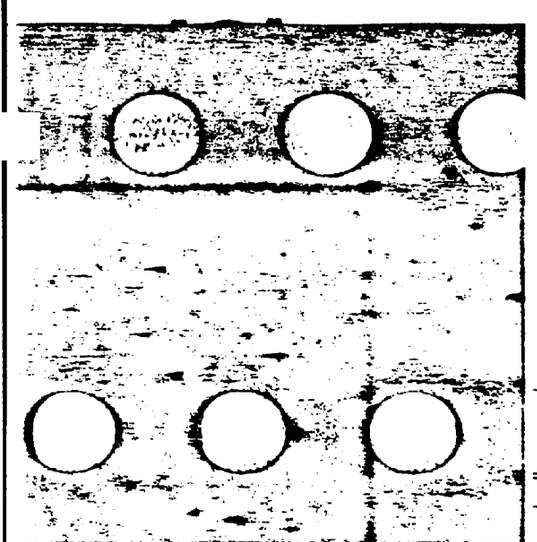
BEING the same property conveyed to Highway 96 Partners, Ltd., a Tennessee limited partnership, by Deed from James S. Bailey, Jr., and wife, Dovie J. Bailey, of record in Book 9603, Page 966, Register's Office for Davidson County, Tennessee.

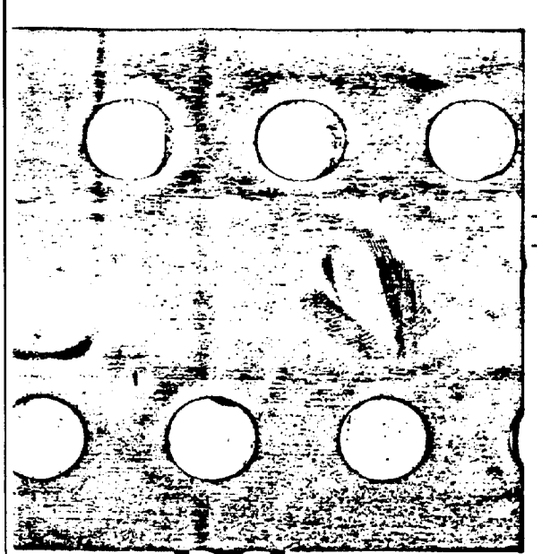
HIGHWAY 96 Partners, Ltd., Highway 96 Partners, Ltd., L.P., and Highway 96 Partners, L.P., are and shall be considered one and the same limited partnership.

THIS conveyance is subject to 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 prorated and assumed by the Grantee herein.

THIS conveyance is further subject to the terms and conditions of the Assumption Agreement of even date and being filed for record simultaneously herewith.

39184
IDENTIF. & REFERENCE
95 MAR -3 AM 11:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9610 PG 766

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

03/03/95 01 11:36 0001 7185

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

39184
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 11:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 886834