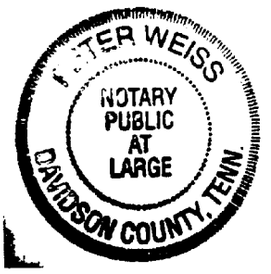
WARRANTY DEED BOOK 9648 PG 413 BOX #19B

G#95-4-23



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 14th DAY OF April 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
EUGENE HONEA	"NEW OWNERS"	MAP 178
(NAME)	(NAME)	
4219 Lindawood Drive		PART OF
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-3207		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 EUGENE HONEA AND WIFE, CHARLA H. HONEA

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. 27 of Fox Hollow Farms, located West of State Route 96 at Old Harding Road, in the Second Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the West line of the property conveyed to H. O. King, of record in Deed Book 72, Page 35, Register's Office for Williamson County, Tennessee; thence, leaving said King property, North 35° 21' 59" West, 477.07 feet to an iron pin; thence, North 43° 33' 05" West, 253.99 feet to an iron pin; thence, North 51° 49' 17" East, 638.20 feet to an iron pin; thence, South 08° 04' 22" West, 146.37 feet to an iron pin; thence, South 02° 05' 18" West, 823.22 feet to the point of BEGINNING, and described on Exhibit "A" of the Supplement and Amendment No. 7 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record simultaneously herewith.

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, and of record in Book 1081, Page 405, and amended in Book 1110, Page 948, Page 1110, Page 49, in Book 1142, Page 655, in Book 1194, Page 416, in Book 1212, Page 781, and in Book 1228, Page 863, 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 Office for Williamson County, Tennessee; Charter of Fox Hollow Farms Homeowners' Assn., of record in Book

CONTINUED

IDENTIFICATION REFERENCE 52698

unimproved (X)
This is improved ( ) property, known as Lot No. 27, 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 14th day of April 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 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 14th day of April, 1995.

My Commission Expires: 9/16/95

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

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; 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.

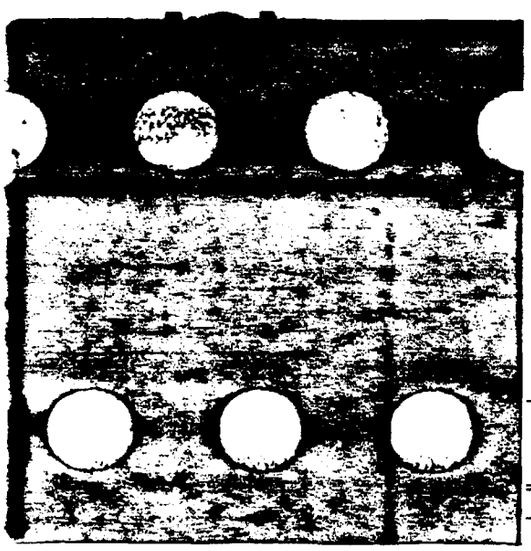
NOTE: All Books and Pages recited above apply to tracts which may lie in both Davidson and Williamson Counties, Tennessee. Any tract lying solely within the boundary of either Davidson or Williamson County, Tennessee, will be subject to the Books and Pages hereinabove recited for the County in which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

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, and also as recorded 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, Tennessee; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

95053013



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

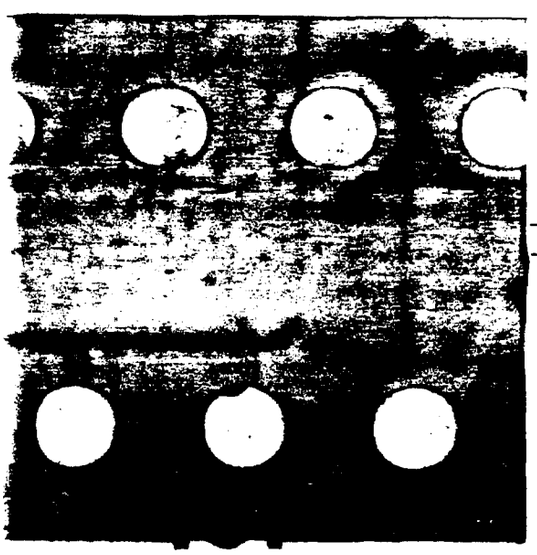
RECEIVED OF _____

FOR _____

BOOK 9648 PG 415

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

04/18/95 01 12:22 0001 2039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52698
IDENTIF. & REFERENCE

95 APR 18 PM 12: 22

REGISTER
DAVIDSON COUNTY, TN.

No. 901514