BOX #19B
G#95-12-23

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(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
JAMES H. CROMWELL	"NEW OWNERS"	MAP 178
(NAME)	(NAME)	
1540 ELLER DRIVE		PART OF
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		PARCEL 069
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 JAMES H. CROMWELL AND WIFE, LESLIE W. CROMWELL

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. 24 of Fox Hollow Farms, Tract II, Phase 4, and being located West of State Route 96 and North of Old Harding Road, in the Second Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point at the southeasterly corner of the herein described lot, said point being North 88° 09' 20" West, 765.25 feet, South 70° 28' 52" West, 1021.92 feet, and South 27° 47' 13" West, 663.24 feet from a P.K. spike in the westerly margin of State Route 96 at the Southeast corner of Fox Hollow Farms; thence, with the northerly line of John H. Dillon the following calls: South 46° 26' 21" West, 38.21 feet to a tree; South 66° 02' 10" West, 87.03 feet to a tree; South 77° 32' 14" West, 67.43 feet to a tree; North 83° 00' 49" West, 70.11 feet to a tree; South 82° 46' 50" West, 48.00 feet to a tree; North 72° 40' 12" West, 160.04 feet to a tree; North 84° 43' 45" West, 80.84 feet to a point; thence, leaving said Dillon property, North 05° 15' 26" West, 803.11 feet to a point; thence, North 84° 43' 08" East, 132.59 feet to a point; thence, South 12° 48' 28" East, 492.07 feet to a point; thence, South 48° 38' 08" East, 474.34 feet to the point of BEGINNING, and being more fully described on Exhibit "A" of the Supplement and Amendment No. 8 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 4892, Page 744, Register's Office for

CONTINUED

BOOK 9892 PG 752

unimproved (X)
This is improved ( ) property, known as Lot No. 24, Fox Hollow Farms, Tract II, Phase 4, 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 11th day of December 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

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, in Book 9454, Page 59, and in Book 9648, Page 407, said Register's Office; Restrictive Covenants of record in Book 8353, Page 806, said Register's Office; 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, 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 paid by the Grantor herein.

NOTARY ACKNOWLEDGMENT

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 11th day of December, 1995.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

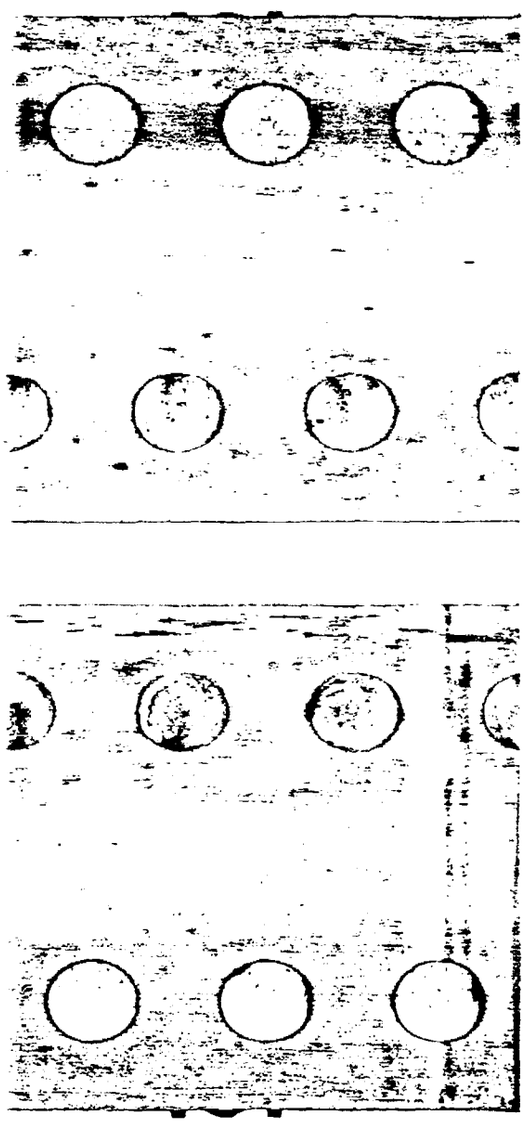
013171

IDENTIFICATION

95 DEC 19 PM 12:37

RECORDED

321.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9892 PG 754

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

CONV	34500.00
CON TX	312.65
PRFEE	1.00
WDEED	8.00
TOTAL	321.65
CHECK	321.65

12/19/95 01 12:37 0001 9846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01331771

IDENTIFICATION REFERENCE

95 DEC 19 PM 12:

FELIX Z. WILSON, II

REGISTER

DAVIDSON COUNTY

No. 988269