This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:
Raymond C. Rector and wife,
Marjorie A. Rector
9677 Highway 96
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL
Map 178
Parcel 73

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $311,000.00.

Raymond Carl Rector
AFFIANT

Sworn to and subscribed before me this 2 day of January, 1996.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 4-1-97

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, WINDLAND BUILDERS, INC., a Tennessee corporation, hereinafter called the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto RAYMOND C. RECTOR and wife, MARJORIE A. RECTOR, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 of Fox Hollow Farms, Phase 1, on the West side of State Route 96 and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of State Route 96, said pin being the southeast corner of Wayne Groves property, of record in Deed Book 4494, page 53, Register's Office for Davidson County, Tennessee; thence, with said westerly margin the following calls: thence, South 06 deg. 59' 52" East, 265.37 feet to a concrete monument; thence South 26 deg. 41' 42" West, 113.04 feet to a concrete monument; thence, leaving said margin, South 75 deg. 37' 08" West, 464.02 feet to a point; thence, South 53 deg. 47' 15" West, 92.12 feet to a point; thence North 36 deg. 12' 45" West, 205.80 feet to a point in a creek; thence, with said creek, North 05 deg. 58' 26" East, 127.63 feet to a point; thence, leaving said creek, North 34 deg. 06' 38" West, 145.22 feet to an iron pin in the South line of Groves; thence, with said Groves, North 74 deg. 58' 10" East, 411.98 feet to an iron pin; thence, North 87 deg. 36' 00" East, 334.40 feet to the point of BEGINNING, and more fully

described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, page 252, as revised by Exhibit "A" to Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9048, page 590, and further revised by Exhibit "A" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9137, page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Windland Builders, Inc., a Tennessee corporation, by deed from Highway 96 Partners, Ltd., a Tennessee Limited Partnership of record in Book 9291, page 457, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Establishment for Ingress and Egress and Utilities of record in Book 8916, page 345, Register's Office for Davidson County, Tennessee.

2. Instrument of Correction and Establishment of Easement for Ingress and Egress and Utilities of record in Book 8960, page 247, Register's Office for Davidson County, Tennessee.

3. Charter of Fox Hollow Farms Homeowners' Association of record in Book 8960, page 251, Register's Office for Davidson County, Tennessee.

4. Restrictions contained in instrument of record in Book 8353, page 806, Register's Office for Davidson County, Tennessee.

5. 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.

6. Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions of Fox Hollow Farms of record in Book 9048, page 590, Register's Office for Davidson County, Tennessee.

7. Amendment No. 2 to the Declaration of Protective Covenants, Conditions and Restrictions of Fox Hollow Farms of record in Book 9052, page 433, Register's Office for Davidson County, Tennessee.

8. Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions of Fox Hollow Farms of record in Book 9137, page 784, Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Book 9291, page 454, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 9677 Highway 96, Nashville, Tennessee 37221.

WITNESS my hand this 2nd day of January, 1996, in Franklin, Tennessee.

WINDLAND BUILDERS, INC.

BY: John Y. Franks, Pres.
John Y. Franks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Y. Franks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Windland Builders, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 2nd day of January, 1996.

NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires April 1, 1997

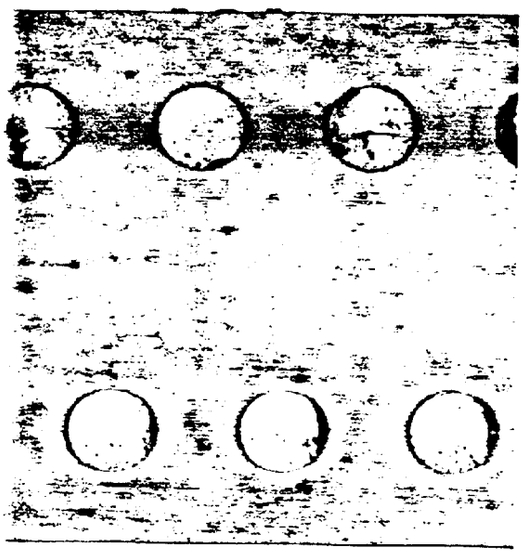
Notary Public

My commission expires: 4-1-97

0137352
IDENTIF. ↑ REFERENCE

96 JAN -3 AM 9:06
FELIX Z. WILSON, COUNTY REGISTER
DAVIDSON COUNTY, TN.

4025 01/03 0101 03CHECK 1163.70



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

RECEIVED OF _____

FOR _____

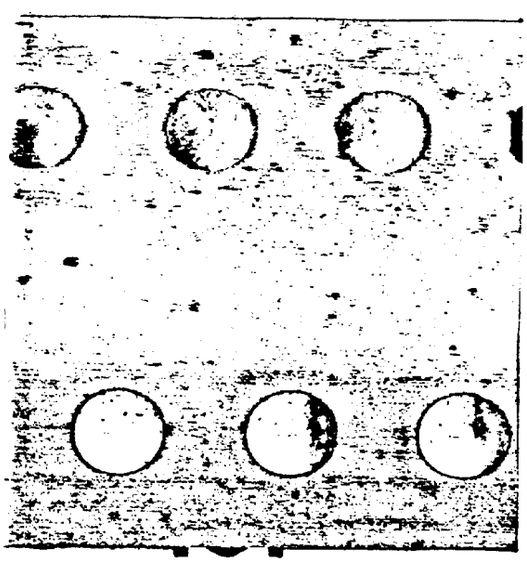
BOOK 9906 PG 814

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
311000.00
CON TX 1150.70
PRFEE 1.00
WDEED 12.00
TOTAL 1163.70
CHECK 1163.70
01/03/96 01 09:06 0001 4025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0137352
IDENTIF. # REFERENCE

96 JAN -3 AM 9:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992391