BOOK 10112 PG 354

BOX #19B

G#96-7-1K

WARRANTY DEED

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 $ 89,500.00

John M. Woods Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 96

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
JOHN M. WOODS, JR.	"NEW OWNERS"	MAP 178
(NAME)	(NAME)	
325 Kenton's Way		PART OF
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		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 JOHN M. WOODS, JR. AND WIFE, DONNA K. WOODS

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 the Second Civil District of Davidson County, Tennessee, being Lot No. 29 of Fox Hollow Farms, Tract II, a plan not of record, located West of State Route 96, North of Old Harding Pike, and being more particularly described as follows:

BEGINNING at a tree in the North line of John Dillon, of record in Deed Book 9892, Page 728, said point being the Southeast corner of Lot No. 24 of said Fox Hollow Farms, Tract II; thence, leaving Dillon with the East line of Lot No. 24, North 48° 38' 08" West, 474.34 feet to a point; thence, North 12° 48' 28" West, 492.07 feet to a point at the Southwest corner of Lot No. 5 of Fox Hollow Farms; thence, with the southerly line of Lot No. 5, North 84° 43' 08" East, 104.50 feet to a point; thence, leaving Lot No. 5, South 43° 08' 45" East, 737.48 feet to a point in the North line of Dillon; thence, with Dillon, South 28° 40' 33" West, 15.00 feet to a 24 inch tree; thence, South 26° 08' 53" West, 159.05 feet to a point; thence, South 27° 09' 07" West, 71.82 feet to a 14" tree; thence, South 36° 26' 32" West, 75.94 feet to the point of BEGINNING.

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,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 29 Fox Hollow Farms, Tract II / 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 July 1996

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

BY:
GLENN G. DUKES, President

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Page 784, in Book 9340, Page 579, in Book 9400, Page 936 (corrected in Book 9772, Page 401, said Register's Office), in Book 9454, Page 59, in Book 9648, Page 407, in Book 9892, Page 743, and in Book 9981, Page 497, 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., a Tennessee limited partnership, by Quitclaim Deed from Hunter McDonald, III, unmarried, of record in Book 9421, Page 393, 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 assumed by the Grantees herein.

000625
95 JUL -5 PM 12:30

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

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 Brentwood, Tennessee, on this 1st day of July, 1996.

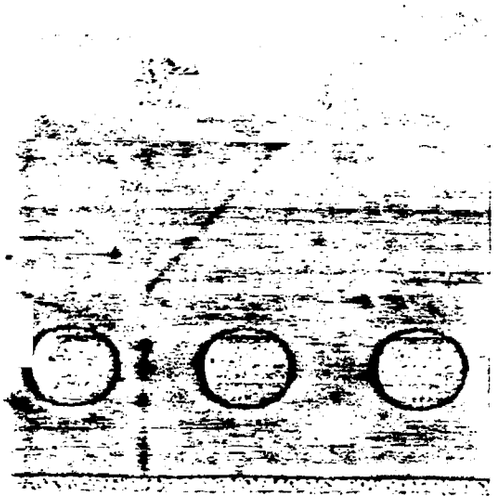
My Commission Expires: 7/24/99

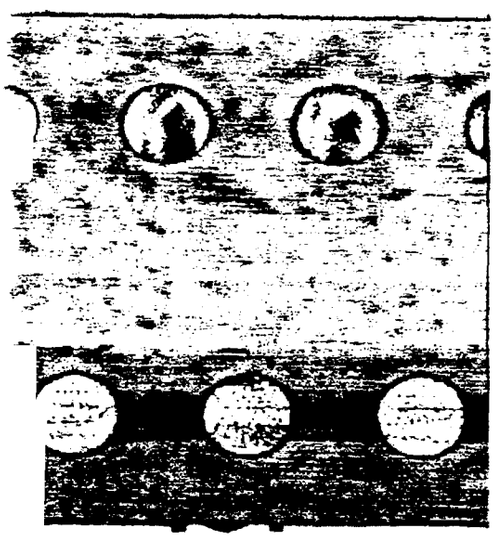
_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

1.50 7/7/96 D-01 37122CK 344.35

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10112 PG 357

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 89500.00
				CON TX 331.15
				PRFEE 1.00
				WDEED 12.00
				TOTAL 344.15
				CHECK 344.15
			07/05/96 01	12:35 0001 1980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200625
IDENTIF. & REFERENCE

96 JUL -5 PM 12:30

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

No. 1059706