File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #98-11-37-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE 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 HAMBLEN	"NEW OWNER"	MAP 177
(NAME)	(NAME)	
1136 Crestfield Drive		PARCEL 019
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		FB #09D-82137
(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 HAMBLEN, MARRIED

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. 9 of Fox Hollow Farms, located on the West side of State Route 96 and being more particularly described as follows:

BEGINNING at a point at the most northwest corner of Fox Hollow at a southerly corner with Robert F. Stamps' property, of record in Will Book 151, Page 413, Register's Office for Davidson County, Tennessee; thence, with said Stamps' southerly line, South 88° 54' 42" East, 680.00 feet to a point at the northwest corner of Lot No. 8; thence, with the West line of Lot No. 8, South 04° 04' 14" East, 466.84 feet to a point; thence, South 76° 41' West, 130.00 feet to a point; thence, with the northeasterly line of Lot No. 10, North 55° 13' 28" West, 719.27 feet to a point in the East line of Stamps; thence, with Stamps' line, North 02° 30' 12" East, 98.36 feet to a 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, 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 Davidosn County, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 9677 Highway 96 West, Nashville, TN 37221
(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 23rd day of November 1998

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

By:
Glenn G. Dukes, President

DCTN [illegible]

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Highway 96 Partners, LTD., a Tennessee Limited Partnership, by Deed from Michael W. Williams and Sandra M. Morrow Williams, husband and wife, of record in Book 10800, Page 478, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8960, Page 252, and as amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, Book 9340, Page 579, Book 9400, Page 936, corrected in Book 9772, Page 401, Book 9981, Page 497, Book 10112, Page 348, Book 10173, Page 415, Book 10371, Page 516, Book 10675, Page 549, Book 9454, Page 59, Book 9648, Page 407, Book 9892, Page 743, Book 10940, Page 193, and Book 10940, Page 200, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

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 his oath acknowledged himself to be the President of 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, this 23rd day of November, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/99

98 NOV 30 AM 11:24
DAVIDSON COUNTY, TN.

2356 11/30 0101 03CHECK 344.00

05117573
IDENTIFIER & REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 828

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 344.00
CHECK 344.00

11/30/98 01 11:24 0001 2356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517573

IDENTIF. # REFERENCE

98 NOV 30 AM 11:24

LILL GANNELL REGISTER
DAVIDSON COUNTY, TN.

No. 1377394