This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 7095 PAGE 990

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

W. K. Talley et ux
4250 Brick Church Pike
Nashville, Tennessee 37207

Same

32-9
P/O 71 ad

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE DEVELOPERS, a Tennessee joint venture composed of Robert L. Eatherly, Steve Eatherly, Mike Eatherly, Barbara Eatherly, Beth Eatherly and Albert Powell formed pursuant to the Tennessee Uniform Partnership Act, with Robert L. Eatherly on behalf of The Developers having full power to sell, transfer, convey or encumber the property without the joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto W. K. TALLEY and wife, LAVERNE O. TALLEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lots 10 and 160 on the Plan of Quail Ridge Subdivision, Section II, as shown on plan of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to the Developers, by deed from W. K. Talley and wife, Laverne O. Talley, of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 10 located on Quail Ridge Drive and Lot 160 located on Indian Summer Drive, Nashville, Tennessee.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

This conveyance is made subject to all easements and restrictions of record and is subject to a lien for 1986 taxes, which are not yet due and payable.

Witness my hand this 24th day of November, 1986.

THE DEVELOPERS, a Tennessee
Joint Venture

By: Robert L. Eatherly
Robert L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Subscribed and sworn to before me, this 24th day of November, 1986.

Robert L. Eatherly
Affiant

Annie H. Smith
Notary Public

My Commission Expires: 5-4-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie H. Smith, a Notary Public in and for said Conty and State, the within named, Robert L. Eatherly, the bargainor, a venturer in The Developers, a Tennessee joint venture, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 1986.

Annie H. Smith
Notary Public

My Commission Expires:
5-13-87

JAN 5 3 20 PM '87
PAUL A. ELLIS, REGISTER
DAVIDSON COUNTY, TN

INSTRUMENT REFERENCE

80115