WARRANTY DEED BOOK 7108 PAGE 818

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Harold Langley and wife Pam Langley Apt. D 35 120 Oak Valley Drive Nashville, TN 37207	Charles Padgett and Billie Jean Padgett 114 S. Graycroft Madison, TN 37210	32-9-77

SEND TAX BILLS TO: OWNERS

84357

IDENTIFICATION REFERENCE

JAN 15 2 42 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 15,500.00 .

R. L. Eatherly
Affiant

Subscribed and sworn to before me this 14th day of January, 1987.

Helen Siegrist
Notary Public

Commission expires: 5-13-89

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

For and in consideration of the sum of Ten Dollars ($10.00), 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 JOINT VENTURE, with Robert L. Eatherly on behalf of The Developers having full power to sell, transfer, convey or encumber without joinder of any other venturer, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto HAROLD LANGLEY and wife, PAM LANGLEY, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point which is the southwest corner of Lot 75, Section Two, of the Quail Ridge Subdivision, which subdivision is of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, N. 0° 28' 00" E 140.11 feet to a point; thence N 76° 00' 01" E 119.22 feet to a point in the westerly margin of Indian Summer Drive; thence traveling along a curve, said curve being the westerly margin of Indian Summer Drive, the curve having a radius of 580.00 feet, a distance of 146.44 feet to a point; thence with a curve to the right, which curve forms the northwest corner of the intersection of Indian Summer Drive and Quail Ridge Drive, said curve having a radius of 25 feet, a distance of 39.27 feet to a point; thence N 89° 32' W, along the northerly margin of Quail Ridge Drive, a distance of 108.83 feet to the point of beginning, said lot containing .459 acres. This lot is Lot 75 of Section Two

of Quail Ridge Subdivision, which subdivision is of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

Subject to restrictions as appear in instrument of record in Book 6969, page 70, Register's Office for Davidson County, Tennessee.

Subject to all easements, setback lines and other restrictions as shown on the Plat of Section Two Quail Ridge of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Developers, a Joint Venture, by instrument of record in Book 6628, Page 853, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 75, Section II, Quail Ridge Subdivision, Nashville, TN

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, successors and assigns forever, and it, the said Grantor does covenant with the said Grantees that it is seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the years 1987 which the Grantees herein assume and agree to pay.

AND the said 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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of January, 1987.

THE DEVELOPERS, A JOINT VENTURE

By: Robert L. Eatherly
Robert L. Eatherly
A Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Helen Siegrist, of the state and county aforesaid, personally appeared ROBERT L. EATHERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of THE DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a joint venturer.

Witness my hand and seal, this 14th day of January, 1987.

Helen Siegrist
Notary Public

My Commission Expires:
5-13-89

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

RECEIVED OF _____

FOR _____

BOOK 7108 PAGE 820

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

1550.00- CAMT.
43.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.90-
9079A01/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84357

IDENTIFICATION REFERENCE

JAN 15 2 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35482