WARRANTY DEED

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.
John Ed Johnson John David Johnson 1106 Fairlane Murray, Ky 42071	None	32-9-78

SEND TAX BILLS TO: OWNERS

98527

IDENTIFICATION REFERENCE

FEB 27 4 23 PM '87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John Ed Johnson
Affiant

Subscribed and sworn to before me this 27th day of February, 1987.

Notary Public

Commission expires: 11/2/90

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 JOHN ED JOHNSON and JOHN DAVID JOHNSON, 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:

Being Lot 117, Quail Ridge Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the western margin of Indian Summer Drive, said point being the common corner of Lots 118 and 117, Quail Ridge Section Two; thence leaving the margin of Indian Summer Drive, N 82° 05' 57" W, 151.65 feet to a monument; thence N 00° 28' 00' E, 119.24 feet to a monument; thence S 89° 32' 00" E, 132.77 feet to a monument; thence around a curve to the right 90° 00' 00", 39.27 feet to a monument; thence along the margin of Indian Summer Drive, 114.18 feet to the point of beginning.

Being a part of the same property conveyed to The Developers, a Joint Venture, by deed from R. L.

Eatherly, Trustee, of record in Book 6628, page 853, 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.

This is unimproved/improved property, known as _____, Lot 117, Section Two, 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 27th day of February, 1987.

THE DEVELOPERS, A JOINT VENTURE

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A. Smith, 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 27th day of February, 1987.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7151 PAGE 177

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

[illegible] CANT
43.40 [illegible]
.50 [illegible]
6.00 [illegible]
CHE Y 43.90-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.5 2 7

IDENTIFICATION REFERENCE

FEB 27 4 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51083