WARRANTY DEED BOOK 7155 PAGE 375

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.
Eric Berger 506 West Due West Ave. Madison, TN 37115 SEND TAX BILLS TO: Owner	None	32-9-54

9 9 8 0 9

IDENTIFICATION REFERENCE

MAR 3 3 50 PM '87

FELIX Z. WILSON II 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.

Eric Berger
Affiant

Subscribed and sworn to before me this 2nd day of March, 1987.

Susan Schmitt
Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, 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 ERIC BERGER, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, Tennessee being Lot No. 143 on the plan of Quail Ridge, Section I of record in Book 6250, page 396, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 142; thence heading in an easterly direction along the southerly margin of Indian Summer Drive, a distance of 70 feet to a point, said point being the common front corner of Lots 143 and 144; thence running along the common boundary of Lot No. 144 a distance of 171.64 feet to a point, said point being a common corner with Lots 143, 144 and 145; thence running along a common line between Lot No. 143 and 145 south 64° 6' 7" west a distance of 179.95 feet to a point, said point being the common rear corner of Lots 145 and 143; thence running north 39° 2' west a distance of 21.3 feet to a point, said point being a common rear corner between

Lots 142 and 143; thence running along a common boundary of Lot 142, a distance of 309.48 feet to a point, said point being point of beginning.

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.

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

Subject also to all easements, set back line, utilities and anchor easements and other restrictions as shown on the plat for Quail Ridge, Section I, of record in Book 6250, page 396, Register's Office for said Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 143, Section I, 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 Grantee, his heirs, successors and assigns forever, and it, the said Grantor does covenant with the said Grantee 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 year 1987 which the Grantee herein assumes and agrees 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 Grantee, his 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 _____

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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

150[illegible].00- PMT.
43.40 STAX
.50 [illegible]
6.00 [illegible]
CHECK 49.90-
7240[illegible]3/03/87 CHG .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99809

IDENTIFICATION REFERENCE

MAR 3 3 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52471