WARRANTY DEED

BOOK 7182 PAGE 195

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. |
|---|---|---|
| William K. Talley, III<br>4270 Brick Church Pike<br>Nashville, TN 37207 | None | 32-11 |

SEND TAX BILLS TO:
Owner

0340 9

IDENTIFICATION

MAR 26 3 54 PM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

William K. Talley III
Affiant

Subscribed and sworn to before me, this 25th day of March, 1986.

Notary Public

Commission expires: 4-13-87

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 WILLIAM K. TALLEY, III, 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:

Being Lot 9 on the Plan of Section II, Quail Ridge Subdivision, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, said Lot 9 being more particularly described as follows:

Beginning at a point on the northerly boundary of Quail Ridge Drive, which point is also the western most corner of said Lot 9 as shown on the Plat of Section II, Quail Ridge Subdivision of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee; thence N 39° 23' 15" E, 145.77 feet to a point; thence S 39° 18' 24" E, 196.59 feet to a point on the westerly edge of Brick Church Pike; thence with the westerly edge of Brick Church Pike around a curve having the following description: Δ 7° 7' 41"; R 739 feet; T 45.47 feet, a distance of 90.82 feet to a point in the westerly margin of Brick Church Pike; thence around a curve to the right

having the following description: ∠ 85° 49' 20"; R 25 feet; T 23.24 feet, a length of 37.45 feet to a point in the northerly margin of Quail Ridge Drive; thence with the northerly margin of Quail Ridge Drive N 50° 36' 45" W, a distance of 126.19 feet to the point of origin. Said lot contains .461 acres, more or less.

The Grantor retains an easement for the purposes of maintaining, constructing and/or erecting a sign, fence, wall or other structure to designate the entrance to the Quail Ridge Subdivision and/or the name of the subdivision and further to allow it to maintain lighting, landscaping and such other fixtures or plant material as it deems advisable to create an attractive entrance to the Quail Ridge Subdivision. Nothing contained in this deed shall in any way obligate The Developers to erect, construct, build or maintain any fence, sign, wall or other structure. The easement area is more particularly described as follows:

Beginning at a point on the northerly boundary of Quail Ridge Drive, said point being 116.19 feet S 50° 36' 45" E of the westerly most corner of Lot 9 as shown on a Plat of Section II of Quail Ridge which is of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee; thence N 39° 23' 15" E 6 feet to a point; thence S 50° 36' 45" E, 10 feet to a point; thence around a curve to the left, said curve having the following dimensions: ∠ 85° 49' 20"; R 25 feet; T 23.24; L 37.45 feet, said curve running parallel to the curve forming the north corner of the intersection of Quail Ridge Drive and Brick Church Pike to a point; thence S 39° 23' 15" W, a distance of 6 feet to a point on the northwest edge of Brick Church Pike; thence with a curve forming the northerly part of the intersection of Brick Church Pike and Quail Ridge Drive, a distance of 37.45 feet, said curve having the following dimensions: ∠ 45° 49' 20"; R 25 feet; T 23.24 feet to a point on the northerly margin of Quail Ridge Drive; thence with the northerly margin of Quail Ridge Drive N 50° 36' 45" west a distance of 10 feet to the point of origin.

The Grantor shall have and hold the easement in title forever, it being agreed that the right and easement being retained is appurtenant to and runs with the land.

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 II, 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 9, 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 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 2nd day of June, 1987.

THE DEVELOPERS, A JOINT VENTURE

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, [illegible], 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 2nd day of June, 1987.

[illegible]
Notary Public

My Commission Expires:
[illegible]