WARRANTY DEED

BOOK 7156 PAGE 978

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.
Joe L. Wall Mike Suggs 425 East Old Hickory Blvd Madison, TN.	None	32-9-80 32-9-81 32-9-72

SEND TAX BILLS TO:
Owner

0 9 7 7 8

IDENTIFICATION REFERENCE

MAR 31 3 18 PM '87

REX T. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,500.00 .

Affiant

Subscribed and sworn to before me this 31st day of March, 1987.

Notary Public

Commission expires: 9/9/89

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 JOE L. WALL and MIKE SUGGS, 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:

TRACT ONE:

Being Lot No. 119 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Indian Summer Drive, said point a common front corner with Lot No. 120; thence running N. 19° 28' 24" W, a distance of 210.07 feet to a point, said point being a common rear corner with Lot No. 120; thence running along the rear boundary of Lot No. 119 N. 47° 26' 58" E., 14.77 feet to a point, said point being a common rear corner with Lot No. 118 on said Plan; thence running along the common boundary with Lot No. 118, S. 63° 19' 52" E., a distance of 210.39 feet to a point on the northerly margin of

Indian Summer Drive; thence running in a southwesterly direction, around a curve to the right having a radius of 230 feet along the margin of Indian Summner Drive, a distance of 176.06 feet to a point, said point being the point of beginning.

TRACT TWO:

Being Lot No. 120 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 121 on the Plan of Quail Ridge, Section One; thence running along the common boundary between Lot No. 120 and Lot No. 121, N. 5° 58' 502.0 feet to a point, said point being a common rear corner with aforementioned Lot No. 121; thence running S. 84° 02' 47.92 feet to a point, said point being a common rear corner with Lot No. 119; thence running along the common boundary of Lot No. 119, S 19° 28' 24" E. a distance of 210.07 feet to a point on the northern margin of Indian Summer Drive; thence running in a westerly direction along the northern margin of Indian Summer Drive, around a curve to the right with a radius of 230 feet a distance of 102.12 feet to a point; thence continuing through said point and along the margin of Indian Summer Drive, N. 84° 02' W. a distance of 39.36 feet to a point, said point being the point of beginning.

TRACT TWO:

Being Lot No. 161 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 162 on said Plan; thence leaving said Indian Summer Drive and running along the margin of Lot No. 162, S. 56° 46' 45" E., a distance of 223.14 feet to a point, said point being a common rear corner with said Lot No. 162; thence running along the rear line of Lot No. 161, S. 46° 58' 28" W, a distance of 121.83 feet to a point, said point being a common rear corner with Lot No. 160; thence running along the common boundary with said Lot No. 160, N. 42° 28' 38" W., a distance of 209.02 feet to a point on the southerly margin of Indian Summer Drive; thence running along the southerly margin of Indian Summer Drive in a northerly direction and around a curve to the left with a radius of 270 feet, 67.40 feet to a point, said point being the point of beginning. Included in this description, but excluded is an easement for sanitary sewers, 20 feet in width running in a southwesterly direction across the rear portion of this Lot as evidenced on said Plan of Record.

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 Two; of record in Book

6200, page 467, Register's Office for said Davidson County, Tennessee.

This is unimproved/improved property, known as Lots 119, 120, and 161, 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, has a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 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 18th day of December, 1987.

THE DEVELOPERS, A JOINT VENTURE

By: Robert L. Eatherly
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 18th day of December, 1987.

[illegible]
Notary Public

My Commission Expires:
[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 7186 PAGE 981

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

4058 . 0- CAMT.
130.50 RSTAX
.50 PRFE
9.00 WDE R
CHECK 139.70-
8646205/31/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

097.78

IDENTIFICATION REFERENCE

MAR 31 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63621