WARRANTY DEED

BOOK 7193 PAGE 916

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. |
|---|---|---|
| Jimmy Stinson and wife<br>Mary Jane Stinson<br>425 Rolling Mill Rd.<br>Old Hickory, Tenn. 37138 | None | 32-9-67<br>32-9-68 |

SEND TAX BILLS TO:
Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of April, 1987.

Notary Public

Commission expires: 4/21/89

IDENTIFICATION REFERENCE

APR 6 3 27 PM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

11894

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 JIMMY STINSON and wife, MARY JANE STINSON, 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:

Two tracts or parcels of land located in Davidson County, Tennessee known as Lot No. 156 on the Plan of Quail Ridge, Section One, of record in Book 6250, Page 396 and Lot No. 157 on the Plan of Quail Ridge, Section Two, of record in Book 6200, Page 467, said Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Lot 156: Beginning at a point on the southern margin of Indian Summer Drive, said point being a common front corner with Lot No. 155 on said plan; thence running S 84° 2' E, along the southerly margin of Indian Summer Drive a distance of 80.0 feet to a point, said point being a common front corner with Lot No. 157 on the Plan of Quail Ridge, Section Two; thence running along the common boundary with said Lot No. 157 S 5° 58' W, a

distance of 250.0 feet to a point; thence running N 84° 2' W, a distance of 80.0 feet to a point, said point being a common rear corner with Lot No. 155 on said plan; thence running along the common boundary with said Lot No. 155, a distance of 250.0 feet to a point on the southerly margin of Indian Summer Drive, said point being the point of beginning. Containing .46 acres more or less.

Lot 157: Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 158 on said plan; thence leaving the margin of Indian Summer Drive and running along the common boundary with said Lot No. 158 S 17° 20' E, a distance of 252.96 feet to a point, said point being a common rear corner with Lot No. 158; thence running N 84° 8' 13" W, a distance of 86.99 feet to a monument; thence continuing through said monument and running N 84° 2' W, a distance of 9.36 feet to a point, said point being a common rear corner with Lot No. 156 on the Plan of Quail Ridge, Section One, of record in Book 6250, Page 396, Register's Office for Davidson County, Tennessee; thence running along the common boundary with said Lot No. 156 N 5° 58' E, a distance of 250.0 feet to a point, said point being on a southern margin of Indian Summer Drive; thence running along the southern margin of Indian Summer Drive a distance of 39.36 feet to a monument; thence continuing through said monument and following the margin of Indian Summer Drive, a distance of 29.48 feet to a point, said point being the point of beginning.

Being a part of the premises conveyed to The Developers, a Joint Venture, by deed 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 lines, utilities and anchor easements and other restrictions, including easements for sanitary sewer, appearing on the Plan of Quail Ridge, Section Two, Book 6200, Page 467 and the Plan of Quail Ridge, Section One, Book 6250, Page 396, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lots 156 Section One, and 157, 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 3rd day of April, 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. Small, 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 3rd day of April, 1987.

Teresa A. Small
Notary Public

My Commission Expires:
10/90

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

RECEIVED OF _____

FOR _____

BOOK 7193 PAGE 919

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

320. . D- PAYT.
33.00 PDTAX
.50 PRFE
9.50 MTG
CHECK 43.00-
04/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11894

IDENTIFICATION REFERENCE

APR 6 3 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66016