BOOK 7226 PAGE 667

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.
Gene Rye Route 1, Box 16A4 Tennessee Ridge, TN 37178	None	32-10-3

SEND TAX BILLS TO:
Owner

2268'0

IDENTIFICATION REFERENCE

MAY 5 3 28 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 $ 17,000.00.

Gene Rye
Affiant

Subscribed and sworn to before me this 1st day of May, 1987.

Notary Public

Commission expires: 1/20/89

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 GENE RYE, 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 No. 27 on the Plan of Quail Ridge, Section Two, of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 28 on said Plan; thence leaving said margin of Quail Ridge and running along the common boundary of Lot No. 28, N. 08° 02' 02" E., a distance of 147.22 feet to a point; thence running S. 64° 56' 10" E., a distance of 178.34 feet to a point, said point on an unnamed roadway; thence running along said unnamed roadway, S. 25° 03' 50" W., a distance of 94.36 feet to a point; thence around a curve to the right with a radius of 25 feet, a distance of 37.24 feet to a point on the northerly margin of Quail Ridge Drive; thence running along the northerly margin of Quail Ridge Drive, around a curve to the left with a radius of 530 feet, a distance of 114.51

feet to a point, said point being the point of beginning. Containing 20,002 square feet or .459 acres, more or less.

Being part of the same property conveyed to The Developers by instrument of record in Book 6628, Page 853, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants and conditions of record in Book 6969, Page 70, Register's Office for Davidson County, Tennessee. Subject also to setback lines, overhang easements, building site specifications and other restrictions present on Plan of Record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 27, Section One, 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, 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 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 1st day of May, 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 1st day of May, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/20

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 669

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		17000.00-	CAMT.	
		47.60	CSTAX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	54.10-
3466A05/05/87		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.2 6 8.0

IDENTIFICATION REFERENCE

MAY 5 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78095