WARRANTY DEED

BOOK 7229 PAGE 129

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.
David W. Carpenter 3300 Spring Branch Rd. Madison, TN 37115	None	32-91-74

SEND TAX BILLS TO:
Owner

23464

IDENTIFICATION REFERENCE

MAY 7 11 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 17,000.00.

David W Carpenter
Affiant

Subscribed and sworn to before me this 6th day of May, 1987.

Notary Public

Commission expires: 3-2-88

STATE OF TENNESSEE

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 DAVID W. CARPENTER, 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. 163 on the Plan of Quail Ridge Subdivision, Section Two, which subdivision is of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the easterly margin of Indian Summer Drive, said point being the northwest corner of Lot No. 163 and also being a common corner with Lot No. 164, thence leaving said margin of Indian Summer Drive, S. 81° 48' 52" E., a distance of 117.10 feet to a new monument; thence S. 15° 51' 16" E., a distance of 117.05 feet along the real line of said lot to an iron pin; thence continuing along the real line of said lot S. 15° 51' 16" E., a distance of 74 feet to an iron pin, said point being the common northeast corner of Lot No. 162; thence N. 70° 50' 31" W., a distance of 195.05 feet to an iron pin, said iron pin located on the easterly

FORWARD CHANGE CHECK

margin of Indian Summer Drive; thence along the margin of Indian Summer Drive, N. 09° 18' E., a distance of 46.45 feet to an existing monument; thence continuing along the margin of Indian Summer Drive N. 09° 18' E., a distance of 52.0 feet to an existing monument; thence continuing along the easterly margin of Indian Summer Drive, 17.80 feet to a new iron pin, said new iron pin being the point of beginning.

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

Subject to a 50 foot minimum building setback line from Indian Summer Drive, a 12 foot drainage easement along the real line and southerly line, and a 2.5 x 25 anchor easement on the northwest corner of said lot as shown on the Plat of Section Two 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 163, 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 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 5th 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 5th day of May, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
4/8/90

NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 132

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

17000.00- CAMT.
47.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 57.10-
4372A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23464

IDENTIFI REFERENCE

MAY 7 11 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78983