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.
Richard C. Smith and wife Barbara R. Smith	None	32-9-45 32-9-44

SEND TAX BILLS TO:
Owner

2.6.2.6.2

IDENTIFICATION REFERENCE

MAY 15 10 40 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 $ 33,000.00 .

Richard C. Smith
Affiant

Subscribed and sworn to before me this 14th day of May, 1987.

Notary Public

Commission expires: 1/2/90

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 RICHARD C. SMITH and wife, BARBARA R. SMITH, hereinafter referred to as Grantees, their heirs, successors and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 125 and 126 on the Plan of Quail Ridge, Section One, of record in Book 6250, Page 396, Register's Office for Davidson County, Tennessee.

LOT NO. 125: Beginning at a point on the northerly margin of Indian Summer Drive, said point being the southwest corner of Lot No. 125, said point also being a common corner with Lot No. 126; thence, N. 05° 58' E., a distance of 212.00 feet to a new monument, said new monument located on the rear line of said Lot; thence, S. 84° 02' E., a distance of 94.34 feet to a new iron pin; thence, S. 05° 58' W., a distance of 212.00 feet to a new monument, said new monument lying on the northerly margin of Indian Summer Drive and being the southeast corner of said Lot; thence, along the margin of Indian Summer Drive, N. 84° 02' W., a distance of

94.34 feet to a new iron pin, said iron pin being the point of beginning.

LOT NO. 126: Beginning at a point on the northerly margin of Indian Summer Drive, said point being the southwest corner of said Lot No. 126 and said point also being the common corner with Lot No. 127; thence, N. 05° 58' E., a distance of 240.76 feet to a new iron pin, said iron pin being located on the rear line of said lot; thence, S. 66° 00' E., a distance of 92.9 feet to a new monument; thence, S. 05° 58' W., a distance of 212.00 feet to a new monument, said monument located on the northerly margin of Indian Summer Drive; thence N. 84° 02' W., a distance of 88.35 feet to a new iron pin, said new iron pin being the point of beginning.

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 a 10 foot public utility and drainage easement along the rear lines of both Lot No. 125 and Lot No. 126, a 60 foot minimum building setback line from the margin of Indian Summer Drive, and any other conditions and restrictions present on Plan of Record in Book 6250, Page 396, Register's Office for Davidson County, Tennessee, said Plan of Record revised in Book 6900, Page 300, said Register's Office.
Subject also to restrictive covenants and conditions of record in Book 6969, Page 70, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 125 and Lot 126, 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 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 13th 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, _____, 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 13th day of May, 1987.

_____
Notary Public

My Commission Expires:
5-13-89

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 595

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

33000.00- CAMT.
92.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 101.90-
7592A05/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 2 6 2

IDENTIFT REFERENCE

MAY 15 10 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82126