WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Byron Homes, Inc.	SAME	32-9-73
SUITE 24		32-10-4
4711 TROUSDALE		32-
NASHVILLE, TN. 37220		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00 .

Affiant

Subscribed and sworn to before me this 28th day of July 1987.

Notary Public

My Commission Expires:
8-13-87

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 acknowledge, 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 Grantors, has bargained and sold, and by these presents do transfer and convey unto BYRON HOMES, INC, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 28, 162 and 165 on the Plan of Quail Ridge, Section Two, of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, and described as follows:

LOT NO. 28: Beginning at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 27; thence running in a westerly direction along the margin of Quail Ridge Drive around a curve to the left with a radius of 530 feet, a distance of 70.0 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point, said point being on the easterly margin of Indian Summer Drive; thence running along the easterly margin of Indian Summer Drive around a curve to the left with a radius of 620 feet, a distance of

138.72 feet to a point; thence leaving the margin of Indian Summer Drive running N. 77 deg. 38 min. 51 sec. E., a distance of 140.08 feet to a point; thence running S. 8 deg. 2 min. 2 sec. W., a distance of 200.0 feet to a point on the northern margin of Quail Ridge Drive, said point being the point of beginning. Containing .459 acres, more or less.

LOT NO. 162: Beginning at a point on the easterly margin of Indian Summer Drive, said point being a common front corner with Lot No. 161 on said plan; thence running along the margin of Indian Summer Drive in a northerly direction a distance of 66.27 feet to a point, said point being a common front corner with Lot No. 163; thence continuing along the common boundary of said Lot No. 163, S. 70 deg. 50 min. 31 sec. E., a distance of 195.05 feet to a point, said point being a common rear corner with Lot No. 163 and Lot No. 166; thence running along a common boundary with Lot No. 166, S. 15 deg. 51 min. 16 sec. E., a distance of 20 feet to a point; thence continuing through said point, running S. 15 deg. 51 min. 16 sec. E., a distance of 76.09 feet to a point, said point being a common rear corner with Lot No. 168; thence running S. 46 deg. 58 min. 28 sec. E., a distance of 65.02 feet to a point, said point being a common rear corner with Lot No. 161; thence running along the common boundary with Lot No. 161, N. 56 deg. 46 min. 45 sec. W., a distance of 223.14 feet to a point located on the easterly margin of Indian Summer Drive, being the point of beginning. Containing .485 acres, more or less.

LOT NO. 165: Beginning at a point on the southerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 164; thence running along the southerly margin of Quail Ridge Drive around a curve to the right with a radius of 470 feet, a distance of 129.06 feet to a point, said point being a common front corner with Lot No. 166; thence running along a common boundary with said Lot No. 166, S. 31 deg. 20 min. 16 sec. W., a distance of 244.71 feet to a point, said point being a common rear corner with Lot No. 163; thence running along the common boundary with said Lot No. 163, N. 5 deg. 51 min. 16 sec. W., a distance of 117.05 feet to a point, said point being a common corner with Lots No. 163 and 164; thence running along the common boundary with Lot No. 164, N. 15 deg. 36 min. 17 sec. E., a distance of 153.31 feet to a point, said point being on the southerly margin of Quail Ridge Drive and being the point of beginning. Containing .474 acres, more or less.

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, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lots No. 28, 162, and 165, Plan of Quail Ridge, Section Two Nashville, Tennessee

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, its 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, have a good right to convey it, and the same is unencumbered, except as above mentioned, 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, and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of July, 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 28th day of July, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
4/2/90

50227

IDENTIFICATION REFERENCE

Jul 28 3 54 PM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 23

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
			52600.00- CONT.	
			147.00 STAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK	156.50-
			5001A07/28/87 RBL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50227

IDENTIFI. REFERENCE

JUL 28 3 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109113