BOOK 7664 PAGE 646

SEP 29 11 11 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.1.8.50

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:

Benchmark Homes, Inc.
6363 Poplar Ave.
Suite 430
Memphis, TN 38119

Same

32-10-05

1988 09/29 0101 03CHECK 67.55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,500.00 .

R. L. Eatherly
Affiant

Subscribed and sworn to before me this 21st day of Sept 1988.

Teresa A. Faith
Notary Public

My Commission Expires:
1/21/90

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 Grantor, has bargained and sold, and by these presents do transfer and convey unto BENCHMARK HOMES, INC., a Tennessee corporation, 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:

Being Lot No. 166 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 southerly margin of Quail Ridge Drive, said point being the northeast corner of said lot, and also being a common corner with Lot No. 167; thence leaving said margin of Quail Ridge Drive, S. 39° 23' 16" W., a distance of 135.31 feet to a new monument; thence S. 39° 23' 16" W., a distance of 153.81 feet to an iron pin; thence along the rear line of said Lot N. 15° 51' 16" W., a distance of 74 feet to an iron pin; thence leaving the rear margin of said Lot N. 31° 20' 16" E., a distance of 244.31 feet to an iron pin, said iron pin being located on the southerly margin of Quail Ridge Drive, and being a common corner

with Lot No. 165; thence along said southerly margin 66.04 feet to an existing monument; thence, continuing along said margin 29.25 feet to an iron pin, said iron pin being the point of beginning.

Being a part of the same property 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 as appear of record in Book 6969, Page 70, Register's Office for Davidson County, Tennessee.

Subject also to the Plan of Record in Book 6200, Page 467, said Register's Office, showing an Owner's Certificate, a 50 foot minimum building setback line from Quail Ridge Drive and a 12 foot easement for public utility and drainage purposes along the rear line, and a 10 foot sanitary sewer easement along the easterly line of said lot.

This is unimproved/improved property, known as Lot No. 166, Plan of Quail Ridge, Section Two, 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, 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, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 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 21st day of Sept, 1988.

THE DEVELOPERS, A JOINT VENTURE

By: Robert L. Eatherly
Robert L. Eatherly
A Joint Venturer

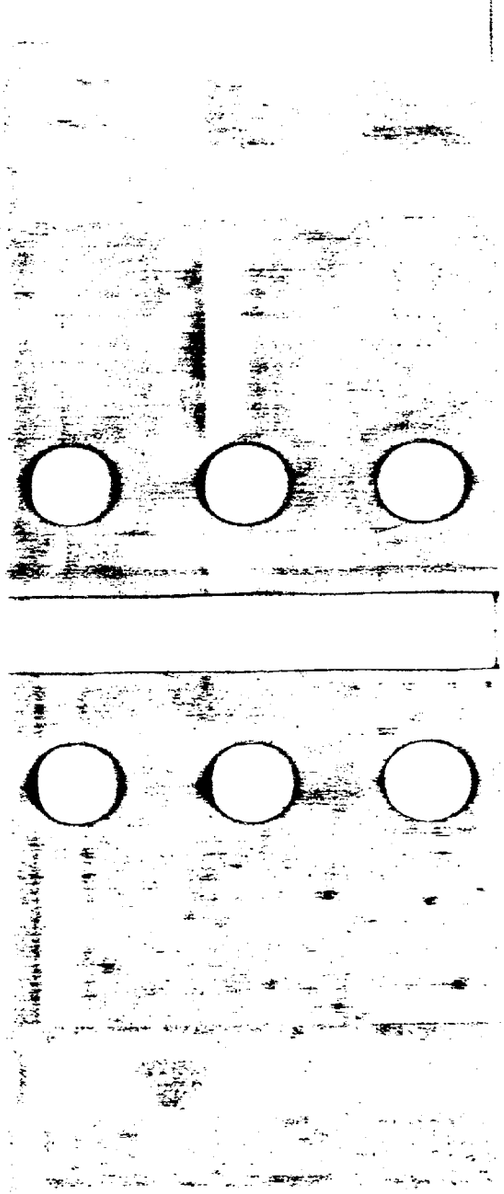
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 21st day of Sept, 1988.

Teresa A. Smith
Notary Public

My Commission Expires:
4/21/90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7664 PAGE 648

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	18500.00
			CON TX	61.05
			PRFEE	0.50
			MDEED	6.00
			TOTAL	67.55
			CHECK	67.55
09/29/88	01		11:14 0001	1988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1 8.5 0

IDENTIFI REFERENCE

SEP 29 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138938