BOOK 7709 PAGE 418

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:
Powell Real Estate Co. 1315 16th Ave S Nashville, TN 37212	Same	32-9-63

0054 11/22 0101 03CHECK 65.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00 .

Albert H. Powell
Affiant

Subscribed and sworn to before me this 16th day of Nov. 1988.

Teresa W. Smith
Notary Public

My Commission Expires:
4/21/90

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 POWELL REAL ESTATE COMPANY, 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 Lot No. 152 on the Plan of Quail Ridge, Section One, of record in Book 6250, Page 396, said Plan being amended in Book 6900, Page 300, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 153 on said Plan; thence running S. 05° 58' W., a distance of 250 feet to a point, said point being a common rear corner with Lot No. 153; thence running N. 84° 02' W., a distance of 80 feet to a point; thence running N. 05° 58' E., a distance of 250 feet to a point located on the southerly margin of Indian Summer Drive; thence running in an easterly direction along the margin of Indian Summer Drive, 80 feet to a point, said point being the point of beginning. Containing 20,000 square feet or .468 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 One, Book 6250, Page 396, as revised in Book 6900, Page 300, Register's Office for Davidson County, Tennessee.

Subject also to any and all mechanics' and materialmen's liens that may hereafter be filed against the subject property.

This is unimproved property, known as Lot No. 152, Plan of Quail Ridge, Section One, 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 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 8th day of November, 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 8th day of November, 1988.

Teresa A Smith
Notary Public

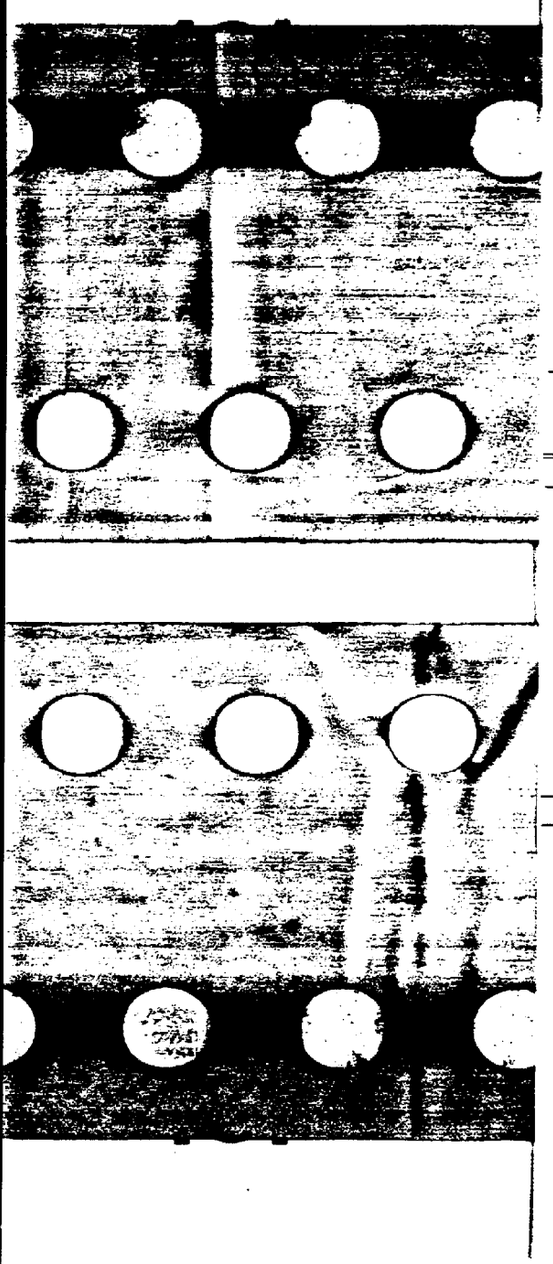
My Commission Expires:
1/21/90

PUBLIC

NOV 22 10 22 AM '88

8.7.4 4 4.

TWENTIETH REFERENCE



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

RECEIVED OF _____

FOR _____

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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
				CAMT 18000.00
				CON TX 59.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 65.90
				CHECK 65.90
11/22/88	01			10:35 0001 0054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.4.4.4

IDENTIFICATION REFERENCE

Nov 22 10 31 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156588