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	32-9-70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

x Robert L. Eatherly
Affiant

Subscribed and sworn to before me this 13th day of Nov. 1989.

Teresa A Smith
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 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 does 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:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Quail Ridge, Section II, of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 158 on said Plan; thence running in an Easterly direction along the southern boundary of Indian Summer Drive a distance of 66.27 feet to a point, said point being a common front corner with Lot No. 160 on said Plan; thence leaving the margin of Indian Summer Drive and running along the common boundary with said Lot No. 160 S. 28° 24' 52" E., a distance of 260.09 feet to a point; thence running S. 29° 12' 48" W., a distance of 89.71 feet to a point; thence running N. 83° 44' 35" W., a distance of 64.78 feet to a point; thence running N. 84° 08' 13" W., a distance of 6.76 feet to a point, said point being a common rear corner with Lot No. 158 on said Plan; thence running along the common boundary with said Lot No. 158 N. 04° 21' 06" W., a distance of 284.07 feet to a point on the southern boundary of Indian Summer Drive, said point being the point of beginning. Containing .682 acres, more or less.

Being 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 60 foot minimum building setback line from Indian Summer Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; a 2.5 x 25 foot utility anchor easement located on the northeast and northwest front corners of said lot; and an easement for sanitary sewers 20 feet in width as shown upon said plan.

This is unimproved property, known as Lot No. 159, Plan of Quail Ridge, Section Two, Nashville, Davidson County, 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, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 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 our hands this 13th day of November, 1989.

8 1 8 4 3

IDENTIF. TREFERENCE
NOV 14 2 52 PM '89
DAVIDSON COUNTY TN.
RECD

THE DEVELOPERS, A JOINT VENTURE

BY: Robert L. Eatherly G. Partner
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.

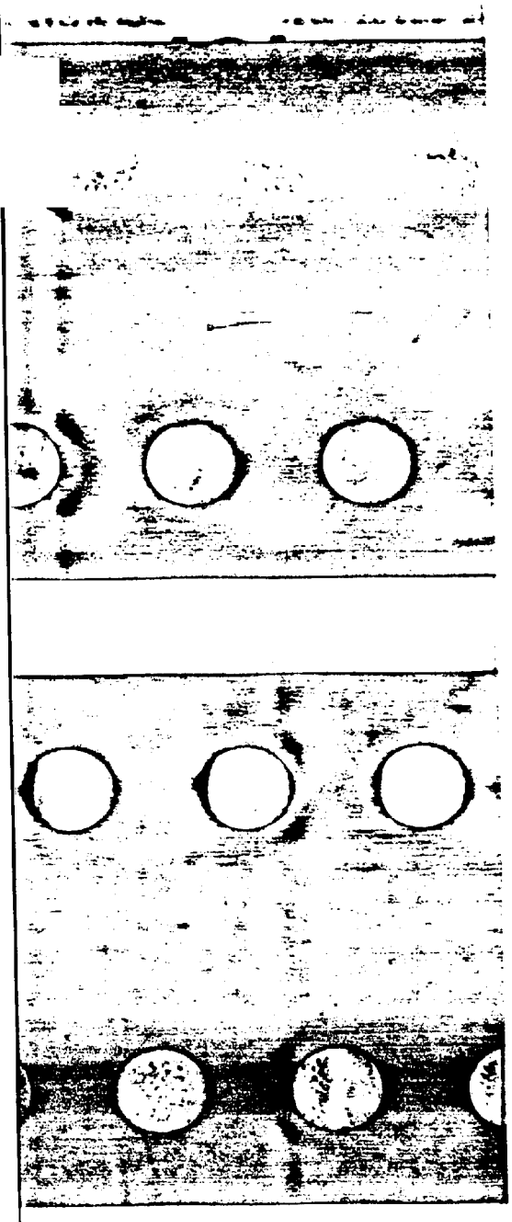
Witness my hand and seal, at office in Nashville TN, this 13th day of November, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

Lot159.137

4132 11/24 0101 03CHECK 88.05



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7983 PAGE 658

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 1.00
WDEED 6.00
TOTAL 68.05
CHECK 68.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4182

81843

IDENTIF. REFERENCE

Nov 14 2 52 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 267017