BOOK 9567 PG 655

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219-0676

ADDRESS OF NEW OWNER(S): SEND TAX BILLS TO: MAP-PARCEL NO.

Jerry E. Stewart and wife, Barbara L. Stewart
1907 Russell Street
Nashville, TN 37206

Same

Map 32-9-144
Par.

0550 01/09 0101 03CHECK 49.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $11,000.00.

Affiant

Subscribed and sworn to before me this 6th day of ___, 1995.

Notary Public

My Commission Expires:
1-25-97

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, 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 having full power to sell, transfer, convey or encumber the property without the joinder of any other venturer, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry E. Stewart and wife, Barbara L. Stewart, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 81 on the Plat of Quail Ridge, Section Three, which plat is of record in Book 7900, page 160, Register's Office of Davidson County, Tennessee.
>
> Being part of the same property conveyed to The Developers by Quitclaim Deed from R. L. Eatherly, Trustee, of record in Book 6628, page 853, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 2124 Quail Ridge Drive, 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 Grantees, their heirs and assigns, forever, and 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 set forth below.

This conveyance is subject to:

1. An easement for a cemetery which easement is shown on the plat of record in Book 7900, page 160, Register's Office of Davidson County, Tennessee, and all other matters shown on said plat.

2. An access easement to the cemetery which has a total width of 20 feet, 10 feet of which is on the eastern border of said Lot No. 81 and 10 feet of which is on the westerly margin of Lot No. 80. This easement is shown on the plat of record in Book 7900, page 160, Register's Office of Davidson County, Tennessee.

3. A 10 foot public utility and drainage easement across the rear or northerly boundary of said Lot No. 81.

4. A 30 foot minimum building setback line from Quail Ridge Drive.

5. Real property taxes for the year 1995 which the Grantees assume and agree to pay.

6. All building restrictions and/or zoning ordinances.

7. Restrictive covenants of record in Book 8163, page 781, Register's Office of Davidson County, Tennessee.

And 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 and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6 day of Jan, 1995.

24054
IDENTIF. & REFERENCE

95 JAN -9 PM 3:15
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

THE DEVELOPERS

By: Robert L Eatherly
Robert L. Eatherly

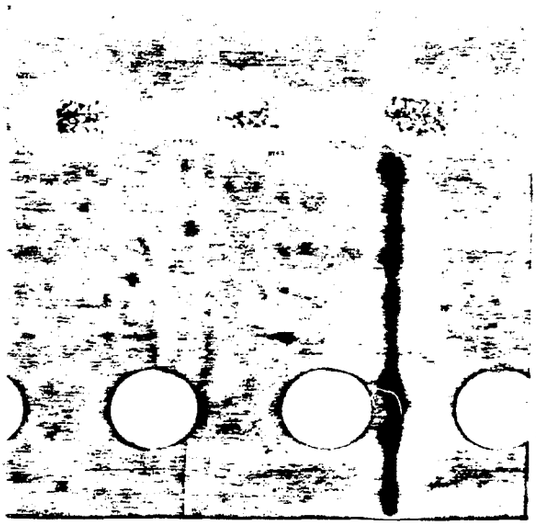
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anne T 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, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained by signing the name of The Developers by himself as such joint venturer.

Witness my hand and seal, at office in Nashville Tennessee this 6th day of January, 1995.

Anne T Smith
Notary Public

My Commission Expires:
4-NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

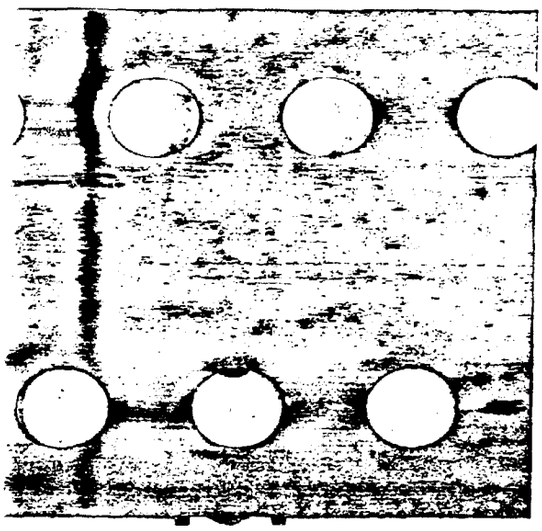
RECEIVED OF _____

FOR _____

BOOK 9567 PG 657

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 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 8.00
TOTAL 49.70
CHECK 49.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/09/95 01 15:14 0001 0550

24054
IDENTIF. & REFERENCE

95 JAN -9 PM 3:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870412