BOOK 9669 PG 433

WARRANTY DEED

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

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Dwight J. Pennington	Same	Map 32-9
P.O. Box 40		Parcel 88
Pleasant View, TN		
37146		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000.00

Dwight J. Pennington
Affiant

Subscribed and sworn to before me this 9th day of May, 1995.

Kelly R. Mangrum
Notary Public

My Commission Expires: 11/25/95

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 Tennessee 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 Dwight J. Pennington, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Quail Ridge, Section Three, of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the premises conveyed to The Developers, A Joint Venture, by deed from R.L. Eatherly, Trustee, of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

Subject to restrictions that appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee.

Subject also to the Plan of Record in Book 7900, page 160, said Register's Office, showing an Owner's Certificate, a 35 foot minimum building setback line from Quail Ridge Drive, and a 10 foot easement for public utility and drainage purposes along the southerly line of said lot; subject also to a 2.5 x 30 foot utility anchor easement located on the northeast front corner of said lot;

Subject also to all notes shown on the Plat of record in

Book 7900, page 160 for the Register's Office for Davidson County, Tennessee.

Subject also to taxes for the year 1995 for which Grantees assume and agree to pay.

This is unimproved property, known as Lot 110, Plan of Quail Ridge, Section Three, and 2129 Quail Ridge Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and it 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 the said Grantor further covenants and binds itself, and its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of May, 1995.

THE DEVELOPERS, a Tennessee Joint Venture

BY: Robert L. Eatherly
Robert L. Eatherly
Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 1995, before me personally appeared Robert L. Eatherly, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed individually.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of May, 1995.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

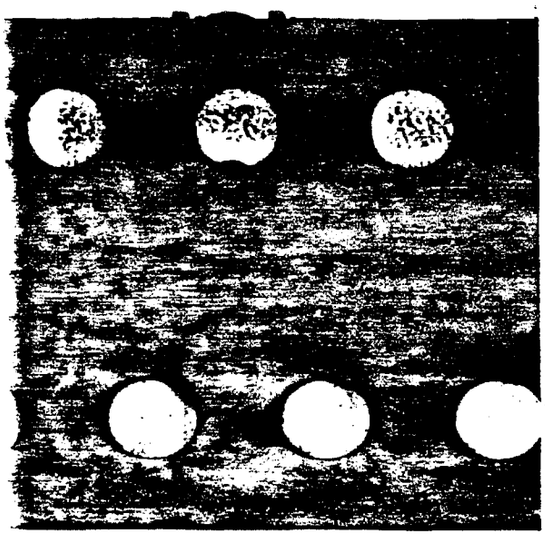
My Commission Expires: 1-25-97

95 MAY 11 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP
9841 05/10 0101 03CHECK 60-80

59727
IDENTIFICATION REFERENCE

GSR\PLEAD\PENN.WD



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

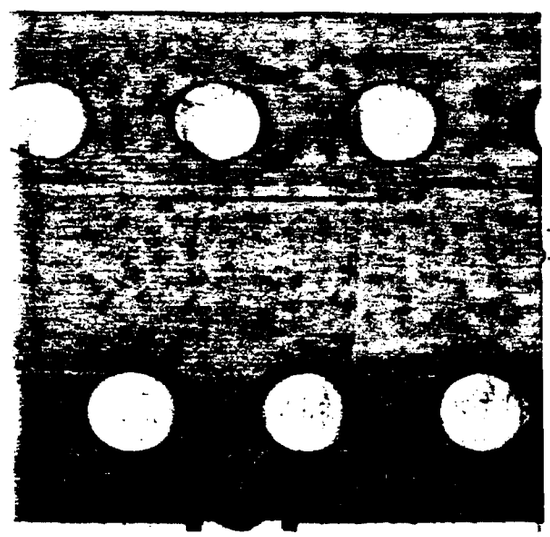
RECEIVED OF _____

FOR _____

BOOK 9669 PG 435

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 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80

05/10/95 01 22:22 0001 9841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59727
IDENTIF. # REFERENCE

95 MAY 11 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909229