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

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Dwight Pennington	Same	
P. O. Box 40		
Pleasant View, TN 37146		32-9 89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Dwight Pennington
Affiant

Subscribed and sworn to before me this 30th day of June 1995.

Annie G. Smith
Notary Public

My Commission Expires:
2-5-97

3560 06/21 0101 03CHECK 66.65

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, THE DEVELOPERS, a Joint Venture, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto DWIGHT PENNINGTON, hereinafter referred to as Grantee, his heirs, 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 109 on the Plan of Quail Ridge Section 3 of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 108 on said Plan; thence continuing along the margin of Quail Ridge Drive in a southeasterly direction around a curve to the left with a radius of 751.54 feet a cord bearing of south 66° 17' 2" east, a distance of 70.0 feet to a point, said point being the common front corner with Lot No. 110 on said Plan; thence leaving Quail Ridge Drive running in a southwesterly

direction 241.76 feet to a point, said point being a common rear lot line with said Lot 110; thence running north 66° 0' 0" west a distance of 99.32 feet to a point, said point being a common rear corner with Lot No. 108; thence running along the common boundary with said Lot 108 a distance of 264.78 feet to a point on the southern margin of Quail Ridge Drive, said point being point of beginning.

Being said property being 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.

This conveyance is subject to restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee.

Subject to a Plan of record in Book 7900, page 160 which shows an owner's certificate and other notes including a 30 foot setback line from Quail Ridge Drive a 10 foot public utility and drainage easement running along the rear line of said Lot and a utilities and anchor easement 2.50 feet in width and 30 feet in length located on the northwest front corner of said Lot.

This is unimproved property on LOT 109 on QUAIL RIDGE DR, 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, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1995 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our 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 my hand this 9th day of June, 1995.

THE DEVELOPERS, a Joint Venture

by: The Developers

Its: R.L. Eatherly General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of June, 1995, before me personally appeared R L Eatherly to me known to be the person described in and who executed the

foregoing instrument, and acknowledged that he executed the same as the free act and deed of The Developers, a Joint Venture.

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

Notary Public

My Commission Expires:

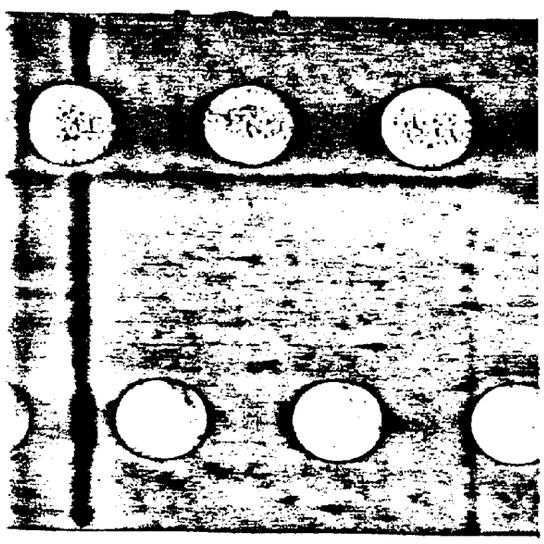
5-5-97

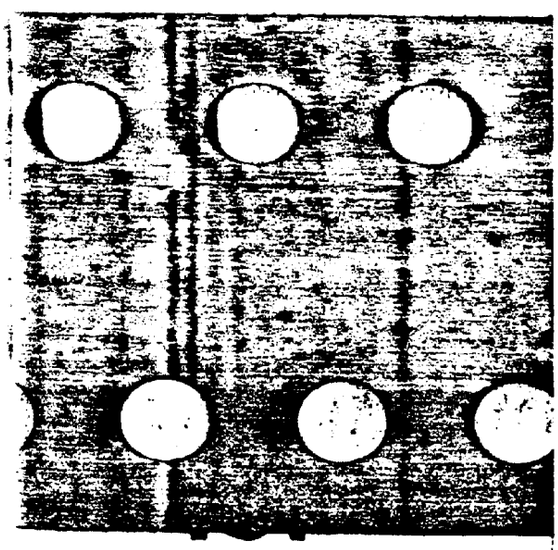
0072152
IDENTIF. & REFERENCE

95 JUN 21 PM 1:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

kwb/re/disc/gar.wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9708 PG 528

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 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 12.00
TOTAL 66.65
CHECK 66.65

06/21/95 01 13:07 0001 3560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00721 52
IDENTIF. ↑ REFERENCE

95 JUN 21 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922771