9733:620

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.
Charles W. Truett et ux 822 Hillmere Dr Nashville, TN 37215	Same	Map 32-9 Par. 104

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Charles W Truett
Affiant

Subscribed and sworn to before me this 13th day of July, 1995.

Kelly K. Wright
Notary Public

My Commission Expires:
11/25/95

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, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Charles W. Truett and wife, Lena K. Truett, hereinafter referred to as Grantees, their heirs 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. 138 on the Plan of Quail Ridge, Section 3, of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee.

Being part of the property 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 (a) restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee; (b) all matters shown on a plan of record in Book 7900, page 160, including all matters shown in an owner's certificate and other notes on said plan (This plan shows a 10 foot public utility and drainage easement along the northwestern boundary of the lot, the northwestern boundary being the common lot line between Lots 138 and 139. This public utility and drainage easement enlarges after one gets toward the

middle of the property. The public utility and drainage easement as shown encompasses most of the rear portion of the lot. No exact dimensions of the public utility and drainage easement are shown on said plan. The plan also shows a minimum building setback line. A utility anchor easement is shown on the southern most portion of said lot, said utility anchor easement being at the inersection of the common lot line of Lots 137 and 138 and Indian Summer Drive); (c) taxes for the year 1995.

This is unimproved property, known as Lot 138, Quail Ridge Subdivision, 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 Grantees, their successors and assigns, forever, and we do covenant with the said Grantees 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 as above mentioned, and taxes for the year 1995, which the Grantees herein assume and agree to pay.

And we do further covenant and bind ourselves, our 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 17th day of July, 1995.

THE DEVELOPERS, A Joint Venture

By: R. L. Eatherly
R. L. Eatherly,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of July, 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 17th day of July, 1995.

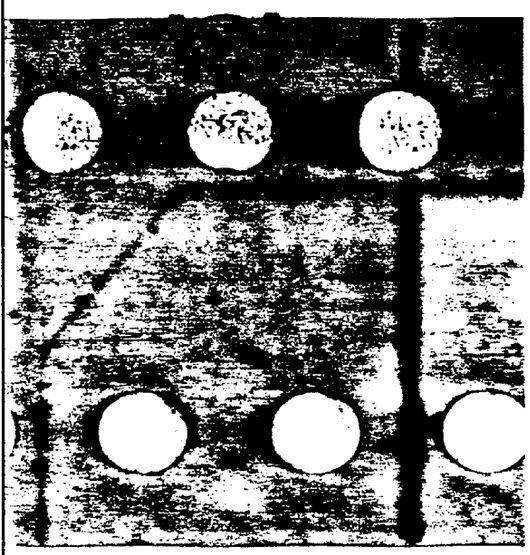
Notary Public

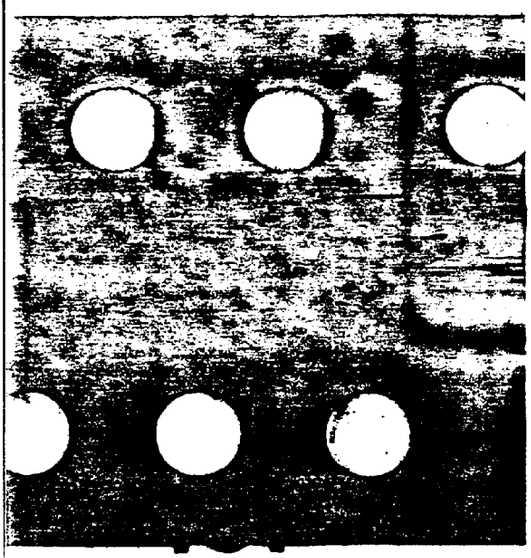
My Commission Expires:
12-5-97

95 JUL 18 PM 3:

PICK-UP

0079936





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733PG622

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

DANT	11000.00
DON TX	40.70
PRFEE	1.00
MISEE	3.00
TOTAL	49.70
CHECK	49.70

07/18/95 01 15:13 0001 2120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079936
IDENTIF. & REFERENCE

95 JUL 18 PM 3:13

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

No.931214