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.
Dwight Pennington P.O. Box 40 Pleasant View, TN. 37146	Same	32-5-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Dwight Pennington
Affiant

Subscribed and sworn to before me this 11th day of August, 1995.

Notary Public

My Commission Expires:
3-5-97

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 Dwight Pennington, hereinafter referred to as Grantee, 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. 189 on the Plan of Quail Ridge, Section 4, of record in Book 7900, page 161, Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to The Developers, a Joint Venture with Robert L. Eatherly on behalf of The Developers having full power to sell, transfer, convey or encumber without the joinder of any other venturer, 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; and (b) all matters shown on plan of record in Book 7900, page 161, ncluding all matters shown in an owner's certificate and other notes on said plan (this plan shows a minimum building setback line from

plan shows a minimum building setback line from Indian Summer Drive, a utility anchor easement at the eastern most corner of this property and a public utility and drainage easement along the northeastern and northwestern boundaries of the property; and (c) taxes for the year 1995.

This is unimproved property known as Lot 189, 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 Grantee, his heirs and assigns, forever, and 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 herein mentioned, and taxes for the year 1995, which the Grantee herein assumes and agrees to pay.

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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of August, 1995.

THE DEVELOPERS, A Joint Venture

By: R L Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie H 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, this 18th day of August, 1995.

Annie H Smith
Notary Public

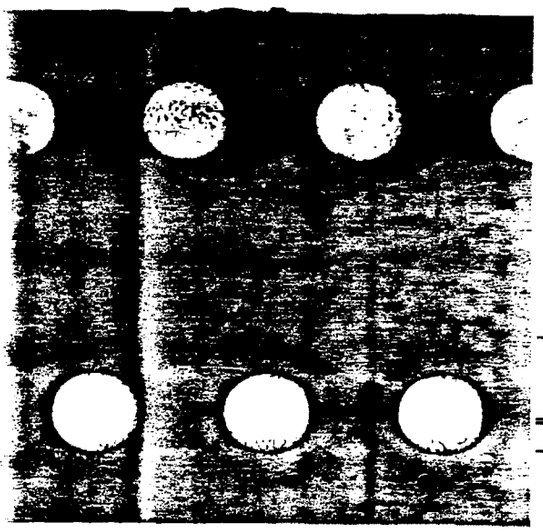
My Commission Expires:
2-25-97

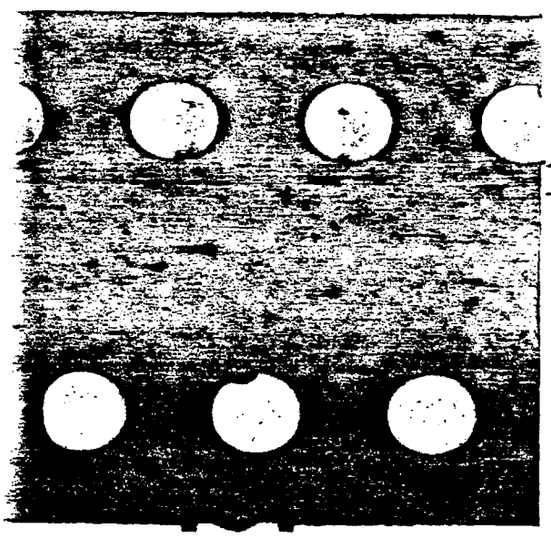
STATE OF TENNESSEE ANNIE H. SMITH NOTARY PUBLIC LARGE

0091614
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 2:35
FELIX Z. GILLIAM REGISTER
DAVIDSON COUNTY, TN.

4793 08/21 0101 03CHECK 60.00





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 662

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

08/21/95 01 14:36 0001 4793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091614
IDENTIF. # REFERENCE

95 AUG 21 PM 2:35

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

No. 943752