FOR 9920 PG 617

ZCA

WARRANTY DEED

This instrument was prepared by:
Marian L. Kohl
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 Pennington	same	Map 32
P.O. Box 40		Parcel 143
Pleasant View, TN 37146		Lot 82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,500.00.

Dwight Pennington
Affiant

SWORN TO AND SUBSCRIBED before me this the 16th day of _____, 1996.

Notary Public

My Commission Expires:
11-05-97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, The Developers, a Joint Venture, hereinafter called the Grantors, have bargained and sold and by these presents do hereby 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. No. 82 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 Plan of Record in Book 7900, Page 160, said Register's Office, showing an Owner's Certificate, a 40 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 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 1996 for which Grantees assume and agree to pay.

This is unimproved property, known as Lot 82, Plan of Quail Ridge, Section Three, 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 the said Grantors covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantors further covenant and bind theirselves, and their heirs, successors and assigns, 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 the 15 day of January, 1996.

THE DEVELOPERS, a Tennessee Joint Venture

BY: R. L. Eatherly

Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Eatherly, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15th day of January, 1996.

Notary Public

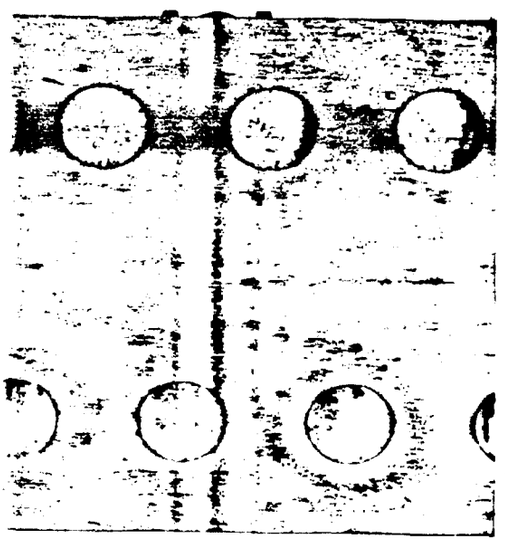
My Commission Expires: 11/27/99

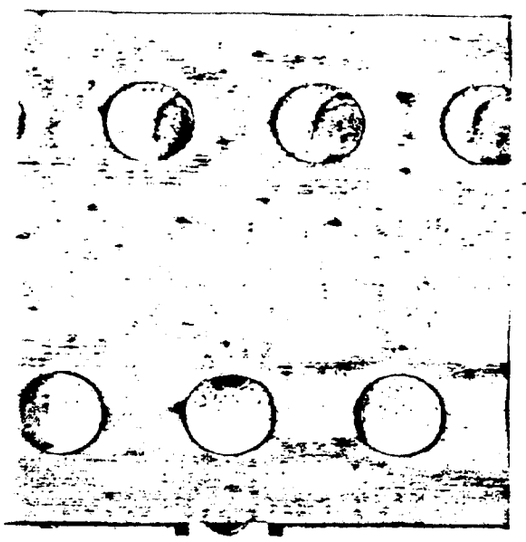
0141758
IDENTIFICATION REFERENCE

96 JAN 18 AM 8:08
DAVIDSON COUNTY, TN.

37.7 2.13 2.01 03% TECK 66.35

C:\WP50\REAL\LOT82.WD





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9920 PG 619

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

CHRT	15530.00
CON TX	57.35
PRFEE	1.00
MDEED	8.00
TOTAL	66.35
CHECK	66.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK VOL 5747

0141758
IDENTIFICATION REFERENCE

93 JAN 18 PM 3:09

FELIX Z. WILSON, III
DAVIDSON COUNTY, TN.

No. 997050