THIS INSTRUMENT WAS PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 10015 PG 493

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Dwight Pennington P. O. Box 40 Pleasant View, TN 37146	SAME	Map 032-09-0 Par. 102.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$12,500.00~~.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 1996.

Notary Public

My Commission Expires:

For and in consideration of the sum of Ten and No/100 ($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, we, THE DEVELOPERS, a Joint Venture, referred to as Grantor, 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, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Quail Ridge, Section Three, of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

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 restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee and is subject to a Plan of record in Book 7900, page 160, which shows an owner's certificate and other notes including a 50 foot setback line from Indian Summer Drive, a public utility and drainage easement in the rear portion of said lot and a utilities and anchor easement 2.50 feet in width and 30 feet in length located on the southern most corner of said lot.

This is unimproved property known as 4709 Indian Summer Drive, Nashville, Davidson County, Tennessee 37207.

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 1996 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 12 day of April, 1996.

THE DEVELOPERS, A Joint Venture

By: R. L. Eatherly
R. L. Eatherly

Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 1996, 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 the 15th day of April, 1996.

Notary Public

Commission Expires: 7-7

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

0171393
IDENTIF. A REFERENCE

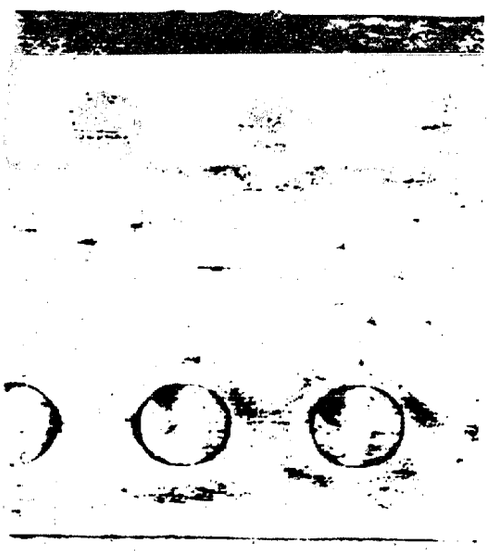
96 APR 15 PM 12:43
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10015 PG 495

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
				[illegible] 1550.00
				[illegible] 46.25
				[illegible] 1.00
				[illegible] 1.00
				[illegible] 55.25
				CHECK 55.25

95 APR 3 P 12:43

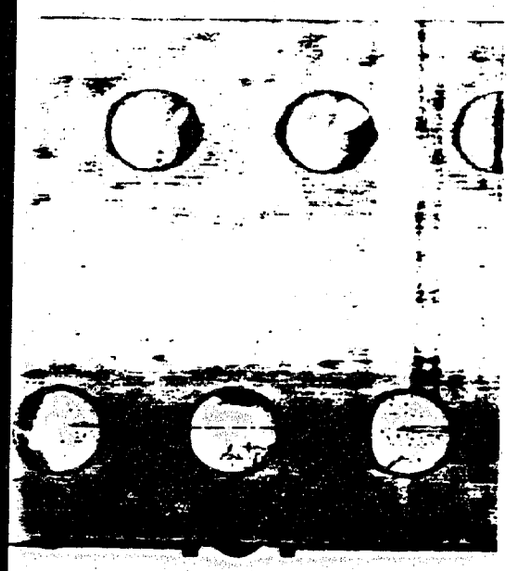
[illegible] COUNTY TN

[illegible] BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017393

IDENTIF. # REFERENCE



No. 1028509