2014

BOOK 10162 PG 268

THIS INSTRUMENT PREPARED BY:
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 P. O. Box 40 Pleasant View, TN 37146	Same	Map 32-9 Par. 142 Map 32-9 Par. 86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is ~~$33,~~000.00.

Dwight Pennington
Affiant

Sworn and subscribed before me, this 7th day of August, 1996.

Notary Public

Commission Expires:
1-25-97

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, with R. L. Eatherly having full power to sell, transfer, convey or encumber the property without the joinder of any venturer, 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 follow, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 83 and 112 on the Plan of Quail Ridge, Section Three, as of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, to which plan 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.

The conveyance of Lot No. 83 is made subject to (1) restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee; (2) all matters shown on plan of record in Book 7900, page 160, including (a) all matters shown in an owner's certificate, (b) a 55 foot minimum building setback line from Quail Ridge Drive, and (c) a 10 foot easement for utilities and drainage along the rear of said lot; and (3) taxes for the year 1996.

The conveyance of Lot No. 112 is made subject to (1) restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee; (2) all matters shown on plan of record in Book 7900, page 160 including (a) all matters shown in an owner's certificate, (b) a 45 minimum building setback line from Quail Ridge Drive, and (c) an easement for utilities and drainage along the southern and western boundary lines; and (3) taxes for the year 1996.

This is unimproved property known as Lots Nos. 83 and 112, Quail Ridge Subdivision, 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 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 Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of August, 1996.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie G. Smith, of the State and County aforesaid, personally appeared R. 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, Tennessee, this 20th day of August, 1996.

Annie G. Smith
Notary Public

My Commission Expires: 4-7-97

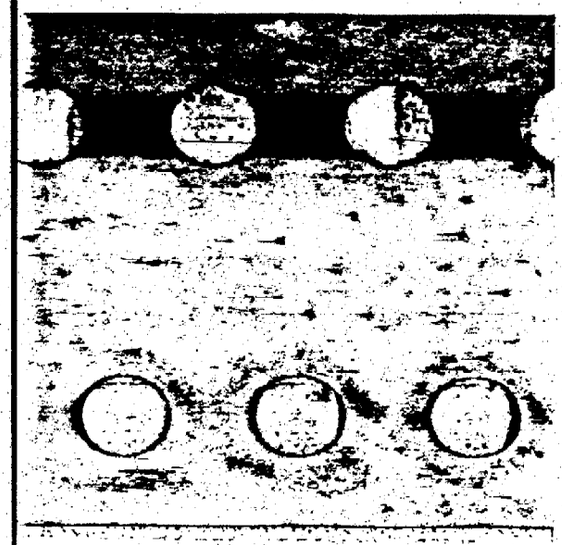
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

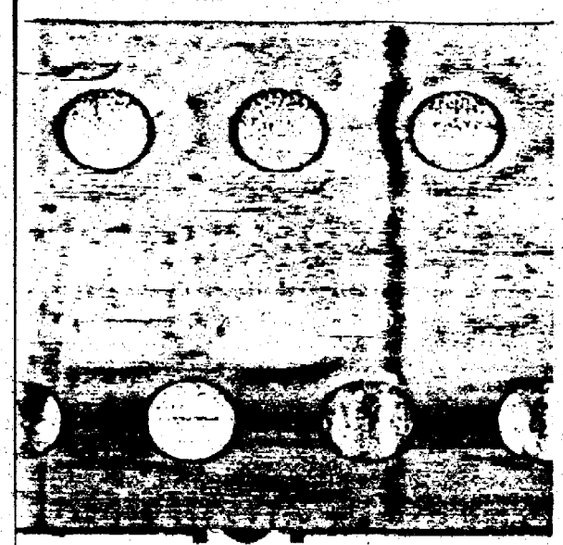
96 AUG 20 PM 3:30
DAVIDSON COUNTY, TN.

02 16462
IDENTIFICATION REFERENCE

9884 08/20 0101 03CHECK 131.10

c:\wp\ag\pen1wd





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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 270

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
TOTAL 131.10
CHECK 131.10

08/20/96 01 15:31 0001 9084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216462
IDENTIFICATION REFERENCE

96 AUG 20 PM 3:30

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

No. 1021647