BOOK 10173 PG 862

26A

0221404

IDENTIF. & REFERENCE

96 SEP -4 PM 4:12

FELIX E. ELLISON REGISTER
DAVIDSON COUNTY, TN.

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.
Gary M. Gilbert et ux 4901 INDIAN SUMMER DR. NASHVILLE, TN. 37207	Same	Map 32-9 Par. 149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

Gary M. Gilbert
Affiant

Sworn and subscribed before me, this 3 day of Sept, 1996.

Notary Public

Commission Expires:

1-25-97

4347 09/04 0101 03CHECK 64.50

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 GARY M. GILBERT and wife, CARLINE M. GILBERT, hereinafter referred to as Grantees, their 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 No. 76 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.

This conveyance 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, (c) a 10 foot easement for utilities and drainage along the rear and easterly lines of said lot; and (d) a 2.5 x 30 foot anchor easement located at the common front corner with Lot No. 77; and (3) taxes for the year 1996.

This is unimproved property known as 2104 Quail Ridge Drive, Nashville, 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 Grantees, their heirs, 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 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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th 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, Melanie Sadler, 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.

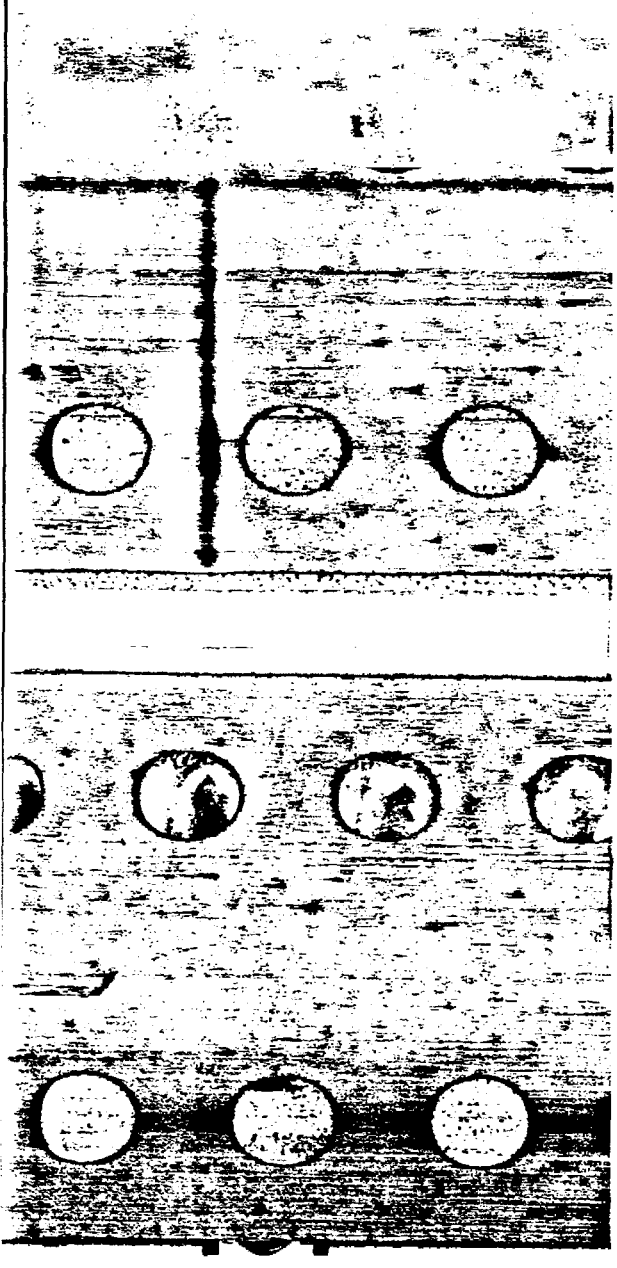
Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of August, 1996.

Melanie L. Sadler
Notary Public

Commission Expires:

11-22-97

c:\wp\ag\gil-wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10178 PG 864

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

09/04/96 01 16:15 0001 4347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221404
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 4:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026850