20A

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

BOOK 10208 PG 78

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Derek Simpson d/b/a S and D Construction Company 107 CUNNIFF PKWY GOODLETTSVILLE, TN. 37072	Same	Map 32-9 Par. 100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0.5.

The actual consideration or value, whichever is greater for this transfer is $17,500.00.

Affiant

Sworn and subscribed before me, this 30th day of Sept, 1996.

Notary Public

My 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 S AND D CONSTRUCTION COMPANY, 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 No. 98 on the Plan of Quail Ridge, Section Three, 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 legal description.

Included in the foregoing description but excluded from this conveyance is that portion of Lot No. 98 which is encompassed within a cemetery as shown on the plan of record in Book 7900, page 160, Register's Office for said County.

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 notes and other matters shown on plan of record in Book 7900, page 160, including (a) all matters shown in an owner's certificate, (b) a 45 foot minimum building

setback line from both Quail Ridge Drive and Indian Summer Drive, (c) an easement for utilities and drainage along the eastern, southern and western lines as shown on said plat, (d) an overhang easement as shown on said plan; and (e) a cemetery as shown on said plan; and (3) taxes for the year 1996.

This is unimproved property known as 2177 Quail Ridge Dr, 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, its 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, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of September, 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 27th day of September, 1996.

Annie G Smith
Notary Public

My Commission Expires: 4-5-97

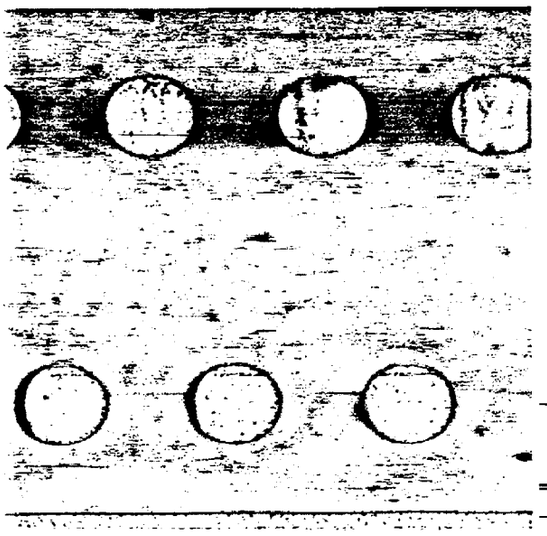
STATE OF TENNESSEE NOTARY PUBLIC LARGE

0230914
IDENTIFICATION REFERENCE

96 SEP 30 PM 3:32

DAVIDSON COUNTY, TN.

4478 09/30 0101 03CHECK 73.75



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

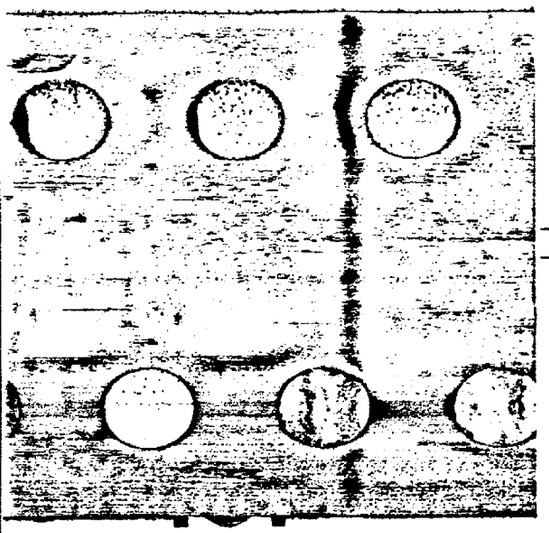
RECEIVED OF _____

FOR _____

BOOK 10208 PG 80

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	17500.00
CON TX	64.75
PRFEE	1.00
WDEED	8.00
TOTAL	73.75
CHECK	73.75

09/30/96 01 15:37 0001 4478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230914
IDENTIFICATION REFERENCE

96 SEP 30 PM 3:32
REGISTER
DAVIDSON COUNTY, TN.

Nº 1071570

No. [redacted]