2CA

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

BOOK 10208 PG 81

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 Parcels 106 and 103

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $25,000.00

Affiant

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

Notary Public

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, 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 Lots Nos. 136 and 139 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 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, 853, Register's Office for Davidson County, Tennessee.

The conveyance of Lot No. 136 is made subject to (1) restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee; and (2) notes and all other 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 Indian Summer Drive, (c) a public utility and drainage easement across the rear portion of said lot; (d) a 2 ½ x 30 foot utility anchor easement on the southwestern corner of said lot; and (3) taxes for the year 1996.

This conveyance of Lot No. 139 is made subject to (1) restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee, and (2) notes and all other matters shown on plan of record in Book 7900, page 160, including (a) all matters shown in an owner's certificate, (b) a 50 foot minimum building setback line from Indian Summer Drive; (c) a public utility and drainage easement across the rear of said lot and also running parallel to and adjacent to the common lot line between Lots 138 and 139; (d) a 2 ½ x 30 foot utility anchor easement at the common lot line between Lots 139 and 140 where said lot line intersects Indian Summer Drive; and (3) taxes for the year 1996.

This is unimproved property known as 4725 Indian Summer Drive and 4713 Indian Summer 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 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 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 D. 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 D. Smith
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Commission Expires: 7-25-97

4479 09/30 0101 03CHECK 101.50

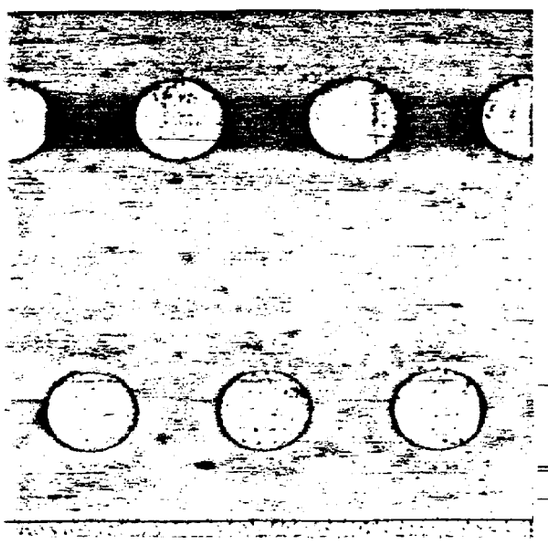
96 SEP 30 PM 3:33

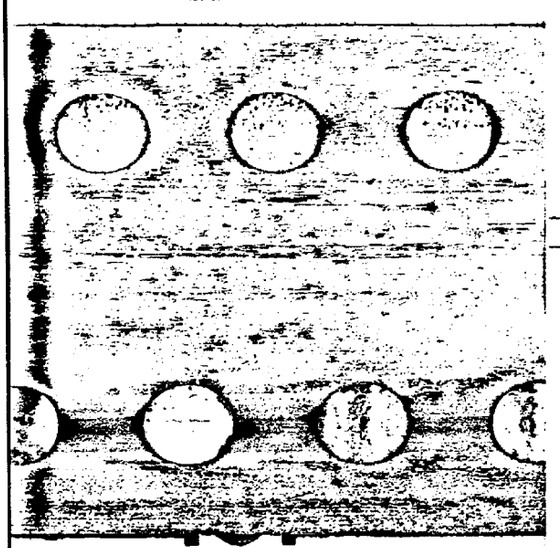
DAVIDSON COUNTY, TN REGISTER

IDENTIFICATION REFERENCE

0230915

ag\pen2wd





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

RECEIVED OF _____

FOR _____

BOOK 10208 PG 83

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

09/30/96 01 15:37 0001 4479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230915
IDENTIF. & REFERENCE

95 SEP 30 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

№ 1071571

No. [redacted]