BOOK 10290 PG 67

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.
Hansel R. Davenport, Jr. et ux 846 Louisville Highway Goodlettsville Tn. 37072	Same	Map 32-9 Par. 120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $18,500.00.

Hansel Davenport Jr.
Affiant

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

Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 HANSEL R. DAVENPORT, JR. and wife, MONICA D. DAVENPORT, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennesse, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Quail Ridge, Section Four, as of record in Book 7900, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the same 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 made subject to [a] restrictive covenants which appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee; [b] all matters shown on plan of record in Book 7900, page 161, including all matters shown in an owner's certificate (this plan shows a 50 foot minimum building setback line from Quail Ridge Drive (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations), an easement for utilities and drainage along the eastern and southerly lines, a 50 foot drainage easement along

the northern property line, and a 2.5 x 30 foot anchor easement located at the northwest corner of said property).

This is unimproved property known as 2205 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 as above set forth.

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 13th day of December, 1996.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anne 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 12th day of December, 1996.

Anne G. Smith
Notary Public

ANNE G. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires:

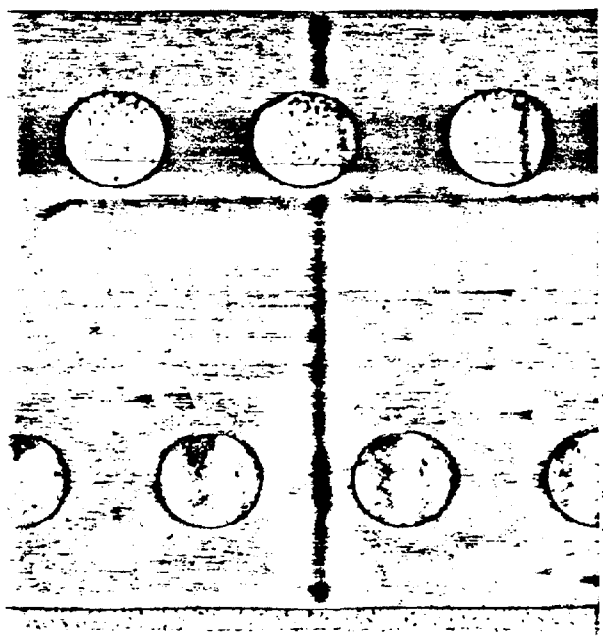
1-25-97

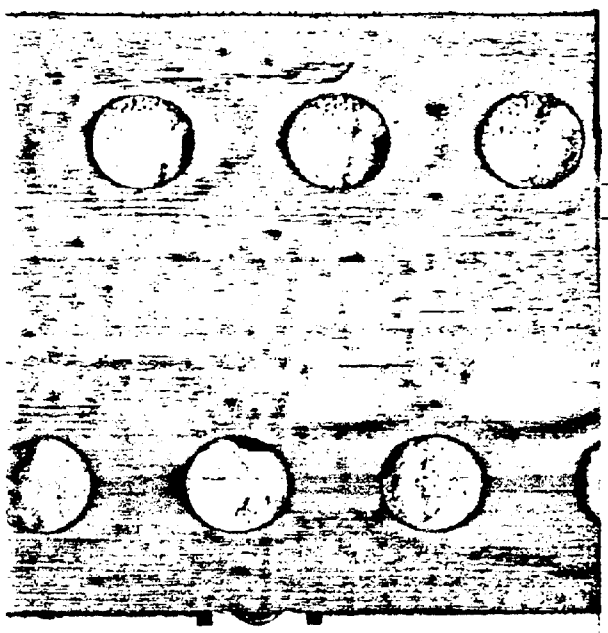
0255683
IDENTIF. ↑ REFERENCE

96 DEC 13 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ag\darv.wd

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10290 PG 69

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 18500.00
				CON TX 68.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 77.45
				CHECK 77.45

12/13/96 01 14:16 0001 5528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255683
IDENTIF. ↑ REFERENCE

96 DEC 13 PM 2:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1098147