CLOSED IN ESCROW - 3/20/97

20A

BOOK 10399 PG 670

97 APR -1 PM 3:46

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

IDENTIF. & REFERENCE

02899399

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. 127

3905 04/01 010: (illegible) 5 .15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is ~~$~~19,500.00.

Dwight Pennington
Affiant

Sworn and subscribed before me, this 10 day of March 1997.

Notary Public

Commission Expires:

5-18-99

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 No. 188 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, 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; and [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 55 foot minimum building setback line from Indian Summer Drive (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations), a utility and drainage easement along the rear portion of said lot; a 2.5 x 30 feet anchor easement located on the southerly most corner of said lot); and [c] taxes for the year 1997.

This is unimproved property known as Lot No. 188, Quail Ridge Subdivision, Section Four, 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 1997 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 March, 1997.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], 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 20 day of March, 1997.

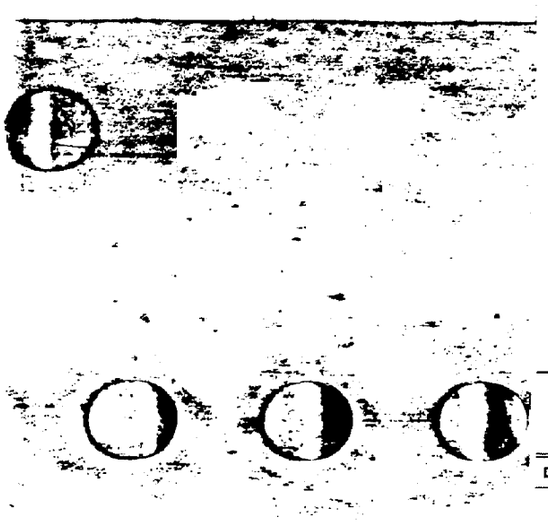
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Commission Expires:

9-18-99

c:\wp\ag\penwd



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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 672

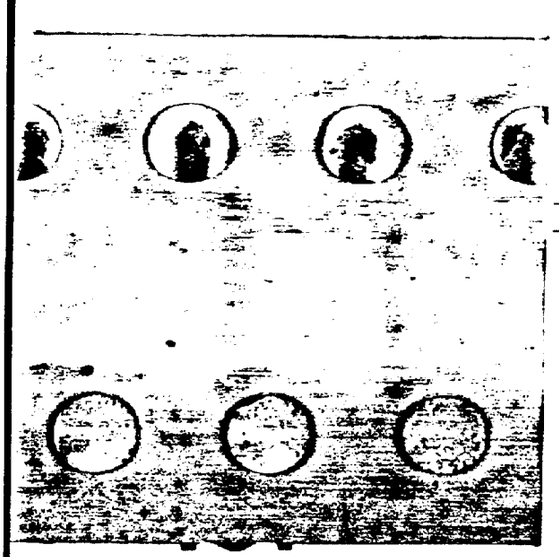
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	19500.00
CON TX	72.15
PRFEE	1.00
WDEED	8.00
TOTAL	81.15
CHECK	81.15

04/01/97 01 15:47 0001 390F

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0289399
IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134176