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

BOOK 10553 PG 105

97 AUG -1 PM 2:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

133040

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| Dwight Pennington<br>P. O. Box 40<br>Pleasant View, TN 37146 | Same | Map 32-9<br>Par. 99 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Dwight Pennington
Affiant

Sworn and subscribed before me, this 1st day of August, 1997.

Notary Public

Commission Expires:

11-25-2000

1984 08/01 0101 03CHECK 77.45

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. 99 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 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 160, including all matters shown in an owner's certificate (this plan shows a 45 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), and an easement for utilities and drainage along the western, southern and eastern property lines as shown on said plan); and [c] taxes for the year 1997.

This is unimproved property known as 2173 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 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 as above set forth, and 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 31 day of July, 1997.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie H. 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 31st day of July, 1997.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires:

11-25-2001

c:\wp\ag\pen1wd

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10553 PG 107

| | | |
|---|---|---|
| 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

08/01/97 01 14:41 0001 1984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033040
IDENTIFICATION REFERENCE

97 AUG -1 PM 2:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181610