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

10774 348

98 JAN 30 AM 8:52

20 0395165

IDENTIFICATION REFERENCE

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
John A. Simmons et ux 1453 East Abila Drive Carson, CA 90745-2407	Same	Map 32-9 Par. 131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn and subscribed before me, this 23rd day of January, 1998.

Notary Public

Commission Expires:
June 1, 2001

JOYCE BARBER
Commission # 1140993
Notary Public — California
Los Angeles County
My Comm. Expires Jun 1, 2001

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 JOHN A. SIMMONS and wife, NORMA J. SIMMONS, hereinafter referred to as Grantees, their 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. 94 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, which plan shows (1) an owner's certificate, (2) a 50 foot minimum building setback line from Quail Ridge Drive, (3) multiple easements for utilities and drainage as shown on said plan, and (4) a utility anchor easement located on the southeast corner of the property; and [c] taxes for the year 1998.

This is unimproved property known as 2176 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 taxes for the year 1998 which the Grantees herein assume and agree 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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of January 1998.

THE DEVELOPERS, A Joint Venture

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

7480 01/30 0101 03CHECK 81.15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie 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 16th day of Jan, 1998.

Annie Smith
Notary Public

Commission Expires:

11-25-2000

ag\simmons.wd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10774 PG 350

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/93 01:52 PM
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