20-P

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

BOOK 10825 PG 105

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| Richard A. Davidson et ux<br>4801 INDIAN SUMMER DR.<br>NASHVILLE, TN. 37207 | Same | Map 32-9<br>Par. 107 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

Richard A. Davidson
Affiant

Sworn and subscribed before me, this 31 day of March, 1998.

Notary Public

Commission Expires:

11-25-2000

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 RICHARD A. DAVIDSON and wife, PATTY J. DAVIDSON, hereinafter referred to as Grantees, their heirs 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. 135 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 (i) all matters shown in an owner's certificate, (ii) 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), (iii) easements for utilities and drainage as shown on said plan, and (iv) a 2.5 foot x 30 foot anchor easement on the northwest corner of said property); and [c] taxes for the year 1998.

This is unimproved property known as 4729 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 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 for taxes for the year 1998 which the Grantees herein assume and agree to pay and the matters set forth above.

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 and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of March, 1998.

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 4th day of March 1998.

Annie H. Smith
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 11-20-2000

040841

IDENTIF. + REFERENCE

98 MAR -5 PM 2:21

DAVIDSON COUNTY TN

1590 03/05 0101 03[illegible]

ag\david.wd

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 10825 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 |
|---|---|---|---|---|

CANT 10000.00
CON TX 37.00
PRFEE 1.00
MREED 3.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 40.00

03/05/98 01 14:20 0001 1590

0408411
IDENTIF. + REFERENCE

98 MAR -5 PM 2:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1262010