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
John W Burls 2693 Old Matthew, #A Nashville, TN 37207-3808	Same	Map 32-9 Par 123

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $17,500 00

John Burls
Affiant

Sworn and subscribed before me, this 2nd day of September 1998

Notary Public

Exp. 03/24/2001

Commission Expires:

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 W. BURLS, hereinafter referred to as Grantee, his 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. 183 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 (i) all matters shown in an owner's certificate, (ii) 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), (iii) an undimensioned easement for public utilities and drainage along the northern, eastern and western property lines of said lot, and (iv) a 2.5 foot x 30 foot anchor easement on the southeastern corner of said lot); and [c] taxes for the year 1998.

This is unimproved property known as 2204 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, their his, 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 1998 which the Grantee herein assumes and agrees 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS my hand this 2 day of Sept, 1998

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robt L Scruggs, 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 2nd day of September, 1998.

Notary Public

Commission Expires:

ROBERT L SCRUGGS NOTARY Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

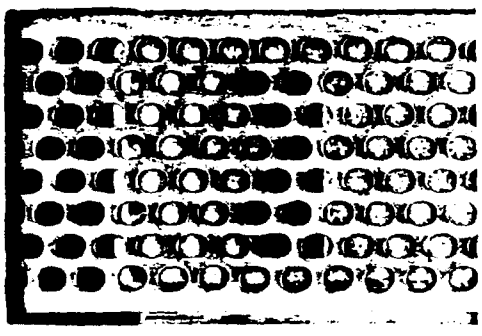
ag\burls.wd

0484058
IDENTIFICATION REFERENCE

98 SEP -3 PM 1:27

FEE 2.00 RECORDING
DAVIDSON COUNTY, TN.

5670 98/03 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 639

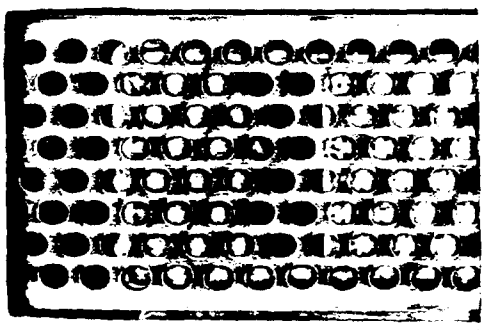
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 75.75
CHECK 75.75

09/03/98 01 13:28 0001 6670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484058
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342107