20-P

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

BOOK 11156 PAGE 219

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Regina E. Childs C/O KENNETH CHILDS 3041 RUNABOUT DR. NASHVILLE, TN. 37217	Same	Map 32-10 Par. 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $22,000.00.

Regina E. Childs
Affiant

Sworn and subscribed before me, this 14th day of October, 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 REGINA E. CHILDS, a single person, hereinafter referred to as Grantee, her 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. 8 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, page 474, 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 10831, page 201, Register's Office for Davidson County, Tennessee; [b] all mechanics and materialman's liens that have been filed or which may be filed in the future (Regina E. Childs through her chosen contractor has commenced construction of the house prior to the date of this closing); [c] all matters shown on plan of record in Book 9700, page 474, including (i) all matters shown in an owner's certificate, (ii) this plan shows a 75 foot minimum building setback line from Brick Church Pike, (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) a 25 foot easement for sanitary sewers and drainage along the northwestern (rear) property line; (iv) a 20 x 20 foot driveway easement as shown on said plan; (v) a portion of the lot lies in an area designated as a Zone "A" Flood Hazard Area as shown on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 470040-00918 and Panel No. 470040-01008 both dated June 15, 1982; (vi) there is

a 5 foot dedication for right of way on the front of said lot; (vii) taxes for the year 1998; and (viii) a 10 foot drainage easement along the southwestern property line as shown on plat of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee.

This is unimproved property known as WHITES CREEK PK, 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, her 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of OCT., 1998.

THE DEVELOPERS, A Joint Venture

By: R L Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anne D 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 7th day of October 1998.

Anne D Smith
Notary Public

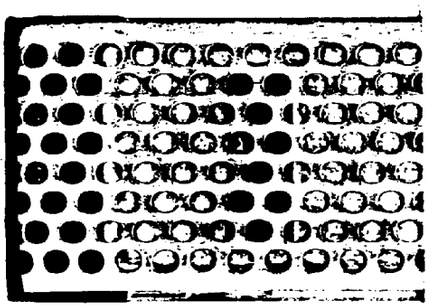
Commission Expires:
12-25-2000

0499869
IDENTIF. & REFERENCE

98 OCT 14 PM 3:34
REGISTER
DAVIDSON COUNTY, TN.

ag\childs.wd

3525 10/14 0101 03CHECK 92.40



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

RECEIVED OF _____

FOR _____

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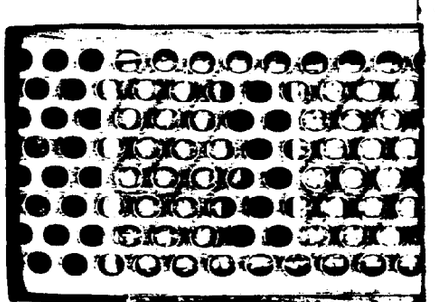
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~22000.00~~
			CON TX	81.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	92.40
			CHECK	92.40
		10/14/98	01	15:36 0001 3525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499869
IDENTIF. # REFERENCE

98 OCT 14 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

No. 1358758