BOOK 11166 PAGE 85

0502740
IDENTIF. # REFERENCE

FB12
JAK

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

98 OCT 22 PM 2:03

LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Evaniel Johnson, III et ux 1803 Apple Valley Circle Nashville, TN 37207	Same	Map 32-10 Par. 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $23,000.00.

Evaniel Johnson III
Affiant

Sworn and subscribed before me, this 21 day of October, 1998.

Martha A. Sullivan
Notary Public

MARTHA A. SULLIVAN NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires: 7/29/2002

6594 10/22 0101 03CHECK 96-10

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 Evaniel Johnson, III and wife, Demetria C. Johnson, hereinafter referred to as Grantee, 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. 5 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 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 or sight distance easement from Brick Church Pike (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) a 20 foot by 20 foot driveway easement as shown on said plan; (iv) there is a 5 foot dedication for right of way on the front of said lot; (v) a 10 foot drainage easement along the northeastern property line; and (vi) a 25 foot sanitary sewer and drainage easement along the northwestern property or rear line as shown on plat of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee; and [c] taxes for the year 1998.

This is unimproved property known as Whites Creek Pike, 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 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 hereinabove 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 and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of oct, 1998.

THE DEVELOPERS, A Joint Venture

By: R L Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

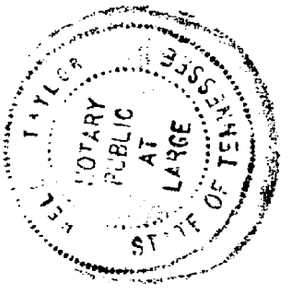
Before me, Helen Taylor, of the State and County aforesaid, personally appeared R. L. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of The Developers, the within named bargainor, 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 20th day of October 1998.

Helen Taylor
Notary Public

Commission Expires:

3/24/2001



ag\dev.wd

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

RECEIVED OF _____

FOR _____

BOOK 11166 PAGE 87

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 96.10
CHECK 96.10

10/22/98 01 14:07 0001 6594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502740
IDENTIF. ↑ REFERENCE

98 OCT 22 PM 2:03
CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361794