98 NOV 19 PM 2:21

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

U01 4842

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.
A. J. Johnson c/o Cardinal Const Co. P.O. Box 633 Antioch Tn 37011	Same	Map 32-9 Par. 145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $21,500.00.

Affiant

Sworn and subscribed before me, this 18th day of Nov, 1998.

Notary Public

My Commission Expires:
1/25/2000

NOTARY PUBLIC AT LARGE OF TENNESSEE

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 A. J. 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. 80 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 781, including (i) all matters shown in an owner's certificate, (ii) this plan shows a 40 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) a utility anchor easement on the southeast corner of the property as shown on plat of record in Book 7900, page 781, Register's Office for Davidson County, Tennessee; (iv) public utility and drainage easements as shown on said plan; (v) a ten foot access easement going to a cemetary which is located on portions of Lots 80 and 81 as shown on said plat; and (vi) an easement for a cemetary as shown on said plan; and [c] taxes for the year 1998.

This is unimproved property known as 2120 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, his 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 Grantee herein assumes and agrees 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of Nov., 1998.

THE DEVELOPERS, A Joint Venture

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

9472 11/19 0101 03CHECK 90.55

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.

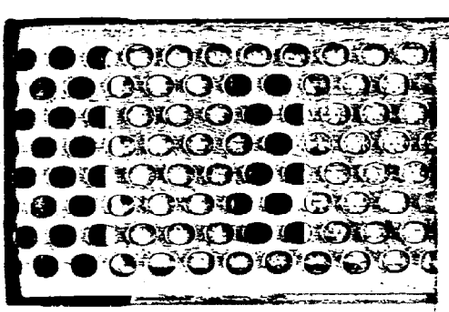
Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of November, 1998.

Annie Smith
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 2-25-2000

ag\eatherly\dev\john1.wd



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

RECEIVED OF _____

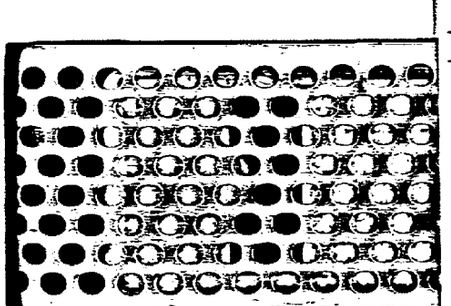
FOR _____

BOOK 11212 PAGE 905

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	21500.00
			CON TX	79.55
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	90.55
			CHECK	90.55
11/19/98	01		14:22 0001	9472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0514842
IDENTIF. # REFERENCE

98 NOV 19 PM 2:21

GILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374535