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

20A

BOOK 11212 PAGE 906

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 Ardmore, Tn 37511	Same	Map 32-9 Par. 87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $22,500.00.

Affiant

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

Notary Public

My Commission Expires:
11-25-2000

9473 11/19 0101 03CHECK 94.25

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. 111 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 northwest 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; and [c] taxes for the year 1998.

This is unimproved property known as 2125 Quail Ridge Drive, Nashville, Tennessee 37207.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 10 day of Nov, 1998.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anne G 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 10th day of November 1998.

Anne G Smith
Notary Public

STATE OF TENNESSEE ANNE G SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 2-15-2000

98 NOV 19 PM 2:22
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

05148 43
IDENTIF. & REFERENCE

ag\eatherly\dev\john.wd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11212 PAGE 908

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	22500.00
CON TX	83.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	94.25
CHECK	94.25

11/19/98 01 14:23 0001 9473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514843

IDENTIF. ↑ REFERENCE

98 NOV 19 PM 2:22

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1374536