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

Box 47

BOOK 11477 PG. 598

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jack O. Nixon
509 Emily Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP PARCEL NO.
Map 32-10
Parcels 10, 11, 13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $69,000.00.

Jack O. Nixon
Affiant

Sworn and subscribed before me, this 12th day of May, 1999

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

Commission Expires:

11-24-2001

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, 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, has bargained and sold, and by these presents does transfer and convey unto Jack O. Nixon, hereinafter referred to as Grantee, his heirs and assigns, three tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 3, 4 and 6 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 but not limited to (i) all matters shown in an owner's certificate, (ii) this plan shows a 75 foot minimum building setback line from the new dedicated right of way line for Brick Church Pike as shown on said plat, (iii) with respect to Lots 3 and 4, there is a 20 foot x 20 foot driveway easement along the common line between said lots as shown on said plat; (iv) with respect to Lot 6, there is a 20 foot x 20 foot driveway easement along the common line with Lot 5 as shown on said plat; (v) with respect to all three lots, there is a 20 foot wide public utility easement adjacent to all street right of ways; (vi) with respect to all three lots, there is a 25 foot sanitary sewer and drainage easement running along the rear property line; (vii) with respect to Lot 4, there is a 20 foot wide drainage easement (10 feet wide on Lot 4) running along the common line between Lots 4 and 5 on said plat; and [c] taxes for the year 1999.

This is unimproved property known as 4298 Brick Church Pike (Lot 3), 4294 Brick Church Pike (Lot 4) and 4286 Brick Church Pike (Lot 6), 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 1999, 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 12th day of May, 1999.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PUBLIC REGISTRATION CERTIFICATION 266.30

Before me, R. L. Eatherly 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 12th day of May, 1999.

Helen Taylor
Notary Public

Commission Expires:
March 24th, 2001

05866596
IDENTIFICATION REFERENCE
99MAY 13 PM12:08
ALL TAXES PAID / REGISTER
DAVIDSON COUNTY, TN.

ag\eatherly\dev\nixon.wd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11477 PG. 600

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0586596

IDENTIFICATION REFERENCE

99 MAY 13 PM 12:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	35000.00
CON TX	255.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

05/13/99 01 12:11 0001 5646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460285