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

BOOK 11730 PAGE 1

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
A. J. Johnson d/b/a Cardinal Construction Company P. O. Box 633 Antioch, TN 37013	Same	Map 32-10 Parcel 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

Sworn and subscribed before me, this 3rd day of November, 1999.

Notary Public

My Commission Expires:
11-3-2000

99 NOV -3 AM 11:54

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 A. J. JOHNSON d/b/a CARDINAL CONSTRUCTION COMPANY, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Quail Ridge, Section Six, as of record in Book 11700, page 17, 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 11688, page 872, Register's Office for Davidson County, Tennessee; [b] all matters shown on plan of record in Book 11700, page 17, including but not limited to (1) all matters shown in an owner's certificate; (2) a 20 foot public utility easement across the front of said lot; (3) a 30-foot public drainage easement across the rear of said lot (4) any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 and approved by the Metropolitan Department of Public Works; and (5) minimum building setback lines to be determined by the Metropolitan zoning regulations; and [c] taxes for the year 1999.

This is unimproved property known as 4621 Setter Court, Nashville, TN 37207.

103.50

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 (1) taxes for the year 1999, which the Grantee herein assumes and agrees to pay, and (2) any mechanics and materialmen lien claims that may be filed against the property as the result of construction heretofore or hereafter performed by the Grantee or at the Grantee's request (visible commencement of construction by the Grantee occurred before this lot was sold to Grantee).

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, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of Nov., 1999.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, 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 3rd day of _____, 1999.

_____
Notary Public

My Commission Expires:

_____

ag\johnson\.wd.wpd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11730 PAGE 3

0653825

REFERENCE

99 NOV -3 AM 11:54

REGISTER
DAV. CO., TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

11/03/99 01 11:55 0001 7501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535241