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

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WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Beatrice T. Johnson 4290 Brick Church Pk Nashville, TN. 37189	Same	Map 32-10 Par. 14

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06548850

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 4th day of November, 1999.

Notary Public

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires:

My Commission Expires JULY 26, 2(

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 Beatrice T. Johnson, hereinafter referred to as Grantee, her 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. 7 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; and [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 an 80 foot sight distance easement from Brick Church Pike (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); this sight distance easement will be 75 feet from the new right of way of Brick Church Pike as the front five feet of said lot was dedicated for right of way pursuant to said plat; (iii) a 20 x 20 foot driveway easement shown on said plan; (iv) a 25 foot sewer and drainage easement across the rear of said lot; (v) the front 5 feet of the lot is dedicated for right of way by the recording of the plat; (vi) a portion of the property lies in an area designated as a Zone "A" flood hazard area as shown on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 470040-00918 and Panel No. 4700040-0100 both dated June 15, 1982; (vii) a 20 foot wide public utility easement adjacent to all street right of ways is made

MTG TAX 103.50

a part of the recording of said plat; and (viii) the minimum finished floor elevation must be 568.9 feet.

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This is unimproved property known as 4282 Brick Church Pike, Whites Creek, Tennessee 37189.

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

WITNESS my hand this 14 day of December 1999.

THE DEVELOPERS, A Joint Venture

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], 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 14th day of December, 1999.

[illegible]
Notary Public

Commission Expires:

[illegible]

ag:eatherly\dev\johnson\warrantydeed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0654885

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

11/05/99 01 15:38 0001 8617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536347