WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 12/18/2001
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack O. Nixon (NAME)	Jack O. Nixon (NAME)	MAP 32-9
Lot 184, Quail Ridge, Section 4 (ADDRESS)	509 Emily Drive (ADDRESS)	PARCEL 123
Nashville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Developers, a Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack O. Nixon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 184 on the Plan of Quail Ridge, Section Four, as of record in Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to The Developers, a Joint Venture, with Robert L. Eatherly having full power to sell, transfer, convey or encumber the property without the joinder of any other venturer, by deed from R. L. Eatherly, Trustee, of record in Book 6628, Page 853, Register's Office for Davidson County, Tennessee.

Instr:200006220062298 Page: 1 OF 2
REC'D FOR REC 06/22/2000 2:00:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $88.80

unimproved (X)
This is improved ( ) property, known as Lot 184, Quail Ridge, Section 4, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of June, 2000

The Developers, a Joint Venture
By: R. L. Eatherly
Robert L. Eatherly, Partner

Robert L. Eatherly

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert L. Eatherly ~~XXXX~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner ~~XXXX~~ respectively of the The Developers, A Joint Venture _____ the within named bargainor, a corporation, and that he as such Partner ~~XXXX~~ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert L. Eatherly as such Partner ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office in Gallatin, Tennessee, Tennessee on this the 21st day of June, 2000.

My Commission Expires: 12/18/200[illegible]

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Doris Coley
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of_____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____