PICK-UP

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

Instr:20000719007128B Page: 1 OF 2
REC'D FOR REC 07/19/2000 11:47:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $98.05

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Thomas D. Camacho et ux 4244 Brackenwood Drive Old Hickory, TN 37138	SAME	Map 32-10 Parcel 21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $26,500.00.

Affiant

Sworn and subscribed before me, this 19th day of July, 2000.

Notary Public

Commission Expires:

1-26-02

For and in consideration of the sum of Ten and No/100 ($10.00) 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, 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 THOMAS D. CAMACHO and wife, ELNORA R. CAMACHO, 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. 16 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 (i) all matters shown in an owner's certificate, (ii) this plan shows a minimum building setback line from Setter Court which setback line is to be determined based on the zoning regulations (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) a 10 foot private sanitary sewer easement as shown on plan of record in Book 11688, page 872, Register's Office for Davidson County, Tennessee; (iv) public utility and drainage easements as shown on said plan including an easement 20 feet in width along the front property line and an irregularly shaped easement along the southwest property line; and [c] taxes for the year 2000.

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, successors and assigns forever, and we do covenant with the said Grantees 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 2000, which the Grantees herein assume and agree 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18 day of July, 2000.

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 18th day of July, 2000.

[illegible]
Notary Public

Commission Expires:
4-25-01