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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 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 Nixon (NAME)	Jack Nixon (NAME)	MAP 32-10
Lot 13 Quail Ridge (ADDRESS)	509 Emily Drive (ADDRESS)	PARCEL 18
Nashville, TN (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack 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. 13 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 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.

Instr:200008110079770 Page: 1 OF 2
REC'D FOR REC 08/11/2000 12:05:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $98.05

unimproved ( )
This is improved ( ) property, known as Lot 13 Quail Ridge, Nashville, TN
(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 our hand s this 9th day of August 2000

The Developers
By: X R L Eatherly
Robert L. Eatherly

Attest: Albert L Powell
Albert L. Powell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Goodlettsville, TN on this the 9th day of August, 2000.

My commission expires 12/18/2001

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE