WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-6188-E

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack O. Nixon (NAME)	Same as New Owner (NAME)	MAP 32-10
509 Emily Drive (ADDRESS)	(ADDRESS)	PARCEL 30
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	GSD B1

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, married

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. 25 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 portion of the same property conveyed to The Developers, a Joint Venture, with Robert L. Eatherly on behalf of The Developers 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.

Davidson County DEEDWARR
Recvd: 04/12/01 10:49 2pgs
Fees:11.00 Taxes:99.90

20010412-0036007

unimproved (X)
This is improved ( ) property, known as Lot 25 Quail Ridge, Section 6, 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 2nd day of April, 2001

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

DCTN01WC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a NOtary Public in and for said County and State, personally appeared ROBERT L. EATHERLY, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the PARTNER OF THE DEVELOPERS, A JOINT VENTURE, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therien contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of April, 2001.

Bertie J Whitaker
Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE