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

Davidson County DEEDWARR
Recvd: 05/11/01 14:21 2pgs
Fees:11.00 Taxes:68.45
20010511-0049182

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Carey Harris et ux 4608 LONGBRANCH DR. ANTIOCH, TN. 37013	Same	Map 32-9 Par. 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $18,500.00.

Affiant

Sworn and subscribed before me, this 11th day of May, 2001.

Notary Public

My Commission Expires:

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 CAREY HARRIS and wife, VIVIAN E. HARRIS, hereinafter referred to as Grantees, 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. 100 on the Plan of Quail Ridge, Section Three, as of record in Book 7900, page 160, 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 8163, page 781, Register's Office for Davidson County, Tennessee; [b] all matters shown on plan of record in Book 7900, page 160, including (i) all matters shown in an owner's certificate, (ii) this plan shows a 40 foot minimum building setback line from Quail Ridge Drive (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) public utility and drainage easements as shown on said plan; and [c] taxes for the year 2001.

This is unimproved property known as 2169 Quail Ridge Drive, Nashville, Tennessee 37207.

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 2001, 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 17th day of May, 2001.

THE DEVELOPERS, A Joint Venture

By: R L Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie Arnold, 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 17th day of May, 2001.

Annie Arnold
Notary Public

My Commission Expires:
7-24-04



X:\Angus\EATHERLY\DEV\Carey- Lot 100\warrantydeed.wpd