WARRANTY DEED

47

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

Jack Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2001

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 11/24/01
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/04/01 16:08 2pgs
Fees:11.00 Taxes:99.90

20010604-0057913

G-6400-E

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)	New Owner (NAME)	MAP 32-10
509 Emily Drive (ADDRESS)	(ADDRESS)	PARCEL 9
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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. 2 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, Page 474, 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.

unimproved (X)
This is improved ( ) property, known as Lot 2, Quail Ridge, Section 5, 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 24th day of May 2001

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

DCTN01WC

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 R. L. Eatherly and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the The Developers, a Joint Venture the within named bargainor, ~~and corporation~~ a joint venture, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ joint venture, by the said R. L. Eatherly as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 24th day of May, 2001.

My commission expires 11/24/01

Kathy J. Bolton
Notary Public