*THIS INSTRUMENT PREPARED BY:*
*J. Michael Morgan*
*ORTALE, KELLEY, HERBERT & CRAWFORD*
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

Davidson County DEEDWARR
Recvd: 12/05/01 15:41 2pgs
Fees:13.00 Taxes:85.10
20011205-0134020

*STATE OF TENNESSEE ]*
*COUNTY OF DAVIDSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $23,000.00.*

*Affiant*

*NOTARY PUBLIC*

*My commission expires:*

NOTARY PUBLIC
AT LARGE
Pamela B. Wilson
My Commission Expires
September 25, 2004
STATE OF TENNESSEE

**Name and Address of New Owner:**

David A. Johnson and wife, Latinya A. Johnson
3820 Ridgeside Drive
Nashville, Tennessee 37207

**Send Tax Bills To:**

NEW OWNER

**Street Address of Subject Property:**

2161 Quail Ridge Drive
Nashville, Tennessee 37207

**Map and Parcel:**

Map 032-09 Parcel 096

## WARRANTY DEED

**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 consideration, the receipt of which is hereby acknowledged, **THE DEVELOPERS, A JOINT VENTURE, WITH ROBERT L. EATHERLY ON BEHALF OF THE DEVELOPERS HAVING FULL POWER TO SELL, TRANSFER, CONVEY OR ENCUMBER, "GRANTOR,"** has bargained and sold and leased, and by these presents does transfer and convey unto **DAVID A. JOHNSON AND WIFE, LATINYA A. JOHNSON "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102, 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 legal description.

Being part 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, by Quitclaim Deed from R.L. Eatherly, Trustee of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee.

2. Restrictive Convenants contained in instrument of record in Book 8163, page 781, said Register's Office..

**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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

**WITNESS** my hand this 30th day of November, 2001.

**THE DEVELOPERS, A JOINT VENTURE**

**BY:** R. L. Eatherly
**ROBERT L. EATHERLY**

**TITLE:** Partner

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert 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 Partner (or other officer authorized to execute the instrument) of The Developers, a Joint Venture, the within named bargainor, a Tennessee joint venture, and that he as such Partner executed the foregoing instrument for the purposes therein contained, be signing the name of the joint venture by himself as Partner.

Pamela B. Wilson
**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** _____

PAMELA B. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Wilson
My Commission Expires
September 25, 2004
STATE OF TENNESSEE