PICK-UP

Davidson County DEEDWARR
Recvd: 05/14/02 10:55 2pgs
Fees:13.00 Taxes:81.40
20020514-0059025

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

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
David A. Tucker 1300 Old Clarksville Pk. Pleasantview, TN. 37146	Same	Map 32-9 Par. 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $22,000.00.

David A Tucker
Affiant

Sworn and subscribed before me, this 10th day of May, 2002.

Notary Public

Commission Expires:
10-Y-04

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 David A. Tucker, hereinafter referred to as Grantee, his 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. 178 on the Plan of Quail Ridge, Section Four, as of record in Book 7900, page 161, 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 161, including (i) all matters shown in an owner's certificate, (ii) this plan shows a 45 foot minimum building setback line from Indian Summer Drive (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) a utility anchor easement on the northeast corner of the property as shown on said plat; (iv) public utility and drainage easements as shown on said plan; and [c] taxes for the year 2002.

This is unimproved property known as 4708 Indian Summer 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 Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee 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 2002, which the Grantee herein assumes and agrees 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of May, 2002.

THE DEVELOPERS, A Joint Venture

By: R. L. Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, R. L. Eatherly, 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 9th day of May, 2002.

Jana K. Stone
Notary Public

Commission Expires:

1-28-2006

JANA K. STONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.