This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/11/04 08:18 2pgs
Fees:13.00 Taxes:111.00
20040611-0069230

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| McCain Custom Builders, Inc.<br>1723 Wrencrest Drive<br>Mt. Juliet, TN 37122 | same | 032-10-0-025.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Developers, a Joint Venture**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **McCain Custom Builders, Inc,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of First Revision of Section Six, Quail Ridge, of record in Instrument No. 20031104-0161792, 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, by quitclaim deed from R. L. Eatherly, Trustee, of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2004 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Instrument No. 20031104-0161792, said Register's Office.
3. Restrictive Covenants of record in Book 11688, page 872, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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, its successors and assigns, forever;

AND THE DEVELOPERS COVENANT with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND THE DEVELOPERS FURTHER covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

15861.2004/ml
mccain quail ridge lot 20.wd

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.

This unimproved property is known as: 4629 Setter Ct., Nashville, TN.

WITNESS MY HAND this 7th day of June, 2004, in Franklin, Tennessee.

THE DEVELOPERS, a Joint Venture

BY: _____
R. L. Eatherly, General Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, 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 General Manager of The Developers, the within named bargainor, a joint venture, and that he as such General Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as General Manager.

Witness my hand, at office in Franklin, Tennessee, this 7th day of June, 2004.

_____
NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

_____
AFFIANT

Sworn to and subscribed to me, the undersigned, this 7th day of June, 2004, in Franklin, Tennessee.

_____
NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

15861.2004/ml
mccain quail ridge lot 20.wd