Davidson County DEEDWARR
Recvd: 07/06/04 15:18 2pgs
Fees:13.00 Taxes:99.90

20040706-0080081

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Ester Brady
Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Janelle J. McGuire
Notary Public
My commission expires: 11/26/05

NOTARY PUBLIC AT LARGE
JANELLE J. MCGUIRE
DAVIDSON COUNTY, TN

08-0406-90294

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynnaire L. Sperle	Lynnaire L. Sperle	032-09-0-140.00
2140 Quail Ridge Drive	709 Cerro Vista Dr	
Nashville TN	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), 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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynnaire L. Sperle , unmarried , hereinafter called the Grantees, their successors 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. 85, Quail Ridge, Section Three, of record in Plat Book 7900, page 160, said Register's Office.

Being a part of the same property conveyed to The Developers by deed from Robert L. Eatherly dated June 30, 1985, of record in Book 6628, page 853 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 2140 Quail Ridge Drive, Nashville, TN

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2004.

The Developers, a Joint Venture

BY: _____
Robert L. Eatherly, Managing Venturer

BY: _____
Albert T. Powell, Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Eatherly, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Venturer of The Developers, a Joint Venture, the within named bargainor, a joint venture, and that he as such Managing Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by Robert L. Eatherly, as its Managing Venturer.

Witness my hand in Goodlettsville, TN, this 30th day of June, 2004.

_____
Janelle J. McGuire
State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Albert T. Powell, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Venturer of The Developers, a Joint Venture, the within named bargainor, a joint venture, and that he as such Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by Albert T. Powell, as its Venturer.

Witness my hand in Goodlettsville, TN, this 30th day of June, 2004.

_____
Janelle J. McGuire
State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN