Davidson County DEEDWARR
Recvd: 10/07/04 11:10 2pgs
Fees:13.00 Taxes:129.50
20041007-0121192

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

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
McCain Custom Builders, Inc. 1723 Wrencrest Drive Mt. Juliet, TN 37122	same	032-09-0-133.00

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. 92 on the Plan of Quail Ridge, Section Three, of record in Plat 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, 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 being prorated and paid at closing.
2. All matters appearing on the Plan of record in Plat Book 7900, page 160, said Register's Office.
3. Restrictive Covenants of record in Book 8163, page 781, 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.

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.

16182.2004/ml
mccain quail ridge lot 92.wd

This unimproved property is known as: 2168 Quail Ridge Drive, Nashville, TN.

WITNESS MY HAND this 5 day of October, 2004, in Franklin, Tennessee.

THE DEVELOPERS, a Joint Venture

BY: R. L. Eatherly
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 5 day of October, 2004.

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

NOTARY PUBLIC

My Commission Expires: 7-24-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 5 day of October, 2004, in Franklin, Tennessee.

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

NOTARY PUBLIC

My Commission Expires: 7-24-05

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