BOOK 7410 PAGE 961 Box 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,250.00

Affiant Joseph S. Simon

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 1987

Notary Public Carolyn Duffy

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JOSEPH SIMON	SAME	PART OF
(NAME) 200 Jannin Drive	(NAME)	MAP 17
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn 37072	(STREET ADDRESS)	PARCEL 82
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN THETFORD, TRUSTEE, with the power to sell, mortgage or convey the property hereinbelow described without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH SIMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 5 on the Plan of Overton Hills Subdivision of record in Plat Book 6900, page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John Thetford, Trustee, with the power to sell, mortgage or convey the property hereinbelow described without the joinder of any beneficiary, by deed of record in Book 7298, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Exhibit A attached hereto and incorporated herein by reference.

85249

IDENTIFI REFERENCE

Nov 24 2 28 PM '87

DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
This is improved ( )

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 heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 20 day of November, 19 87

John Thetford, Trustee
JOHN THETFORD, TRUSTEE

Joseph S. Simon
JOSEPH SIMON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN THETFORD, TRUSTEE, ~~[illegible]~~ AND JOSEPH SIMON the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20 day of November, 1987.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

This lot is conveyed subject to a 20-foot easement for ingress and egress as shown on the Plan of Overton Hills Subdivision of record in Plat Book 6900, page 464, Register's Office for Davidson County, Tennessee. It is agreed by the Grantee herein, as evidenced by his signature hereinafter subscribed, to the following terms and conditions:

1) It will be the responsibility of the owners of Lots 2, 3, 4, 5 and 6, as set out on said Plan, to maintain and/or improve said ingress and egress easement based upon the will of a majority of the owners.

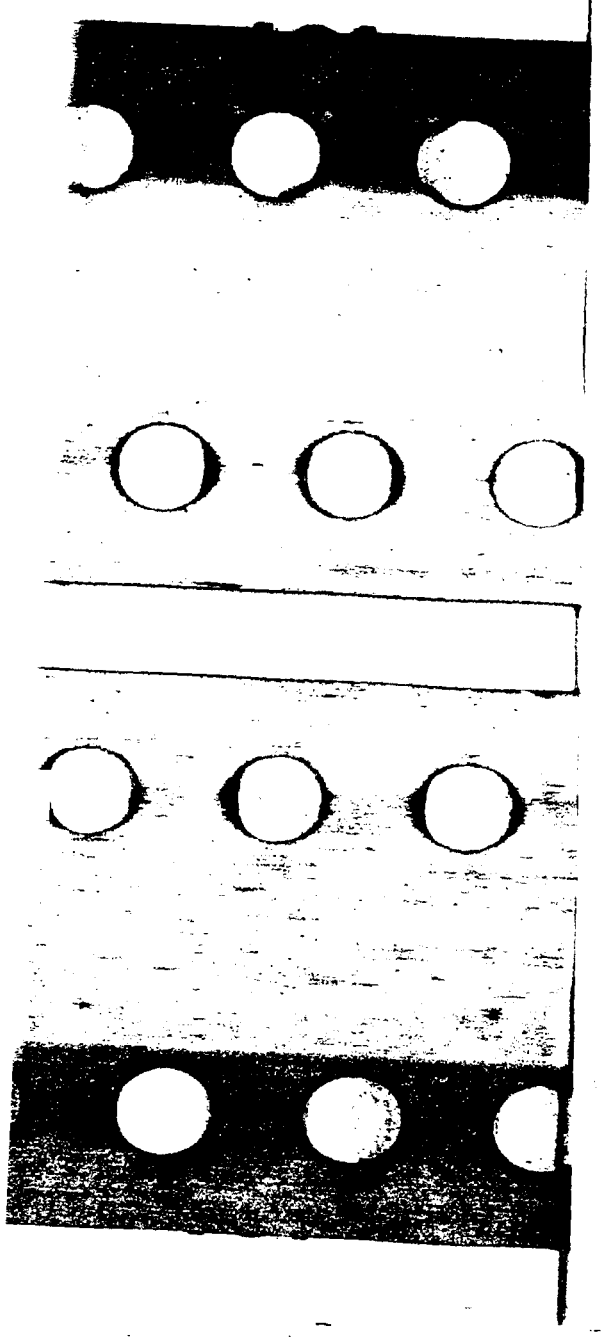
2) Each lot owner agrees to pay their pro-rata share for said maintenance or improvement based upon each owner having a one-fifth interest; therefore, responsible for one-fifth (1/5) of the cost of maintenance and/or improvement.

3) This agreement shall also extend to the maintenance of the three hundred fifteen (315) foot minimum sight clearance in either direction at the entrance of said ingress and egress onto Lickton Pike as set out on the Plan.

4) This agreement shall be perpetual in nature and shall be binding upon the Grantee, his heirs, successors or assigns.

John Thelford, Trustee

Joseph R. Swain



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

14250.00- CAMT.
39.76 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 49.26-
5803A11/24/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.2.4.9.

IDENTIFT REFERENCE

Nov 24 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 38916