Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 7415 PAGE 533

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
George E. Groghan, etux 169 Maple Dr. Hendersonville, Tn. 37075	SAME AS NEW OWNERS	Map 17 Pt. 82

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOHN THETFORD, TRUSTEE, with the power to sell, mortgage or convey without the joinder of beneficiary, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said GEORGE E. GROGHAN and wife, DEBRA J. GROGHAN, hereinafter referred to as 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. 2 on the Plan of Overton Hills Subdivision, of record in Book 6900, page 448, revised in Book 6900, page 464, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being part of the same property conveyed to John Thetford, Trustee, with the power to sell, mortgage or convey without the joinder of any beneficiary, by deed from Thomas N. DeLoach and wife, Mary M. DeLoach, of record in Book 7298, page 280, Register's Office, Davidson County, Tennessee.

This deed is conveyed subject to the following covenants and conditions:

This lot is conveyed subject o 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 Grantees herein, as evidenced by their signatures 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 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 Grantees, their heirs, successors or assigns.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes to be paid in full by Seller, (2) Restrictions of record in Book 7382, page 590 and (3) The Plan of record in Book 6900, pge 448, revised in Book 6900, page 464, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of November, 1987.

John Thetford Trustee
JOHN THETFORD, TRUSTEE, Seller

George E. Groghan
GEORGE E. GROGHAN, Buyer

Debra J. Groghan
DEBRA J. GROGHAN, Buyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN THETFORD, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of November, 1987.

Dianne M. Cathey
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DIANNE M. CATHEY

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. GROGHAN and wife, DEBRA J. GROGHAN, 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 this the 23rd day of November, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,500.00.

George C. Guyton
Affiant

Sworn to and subscribed before me, this the 23rd day of November, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

8.6.7 3 1.

IDENTIFICATION REFERENCE

Dec 2 8 05 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7415 PAGE 536

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

13500.00- CAMT.
37.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 47.30-
7507A12/02/97 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.7.3 I.

IDENTIFICATION REFERENCE

DEC 2 8 45 AM '97

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

No. 40580