THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Steven M. Minton, et ux 2534 Greer Rd Goodlettsville, Tn. 37072	Same as New Owner	Map 17 Parcel 11

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, F. DAVID GALBREATH, HARRIET G. MORELAND, DOLORES G. STRASSER and ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR, heirs at law of John Frank Galbreath, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto STEVEN M. MINTON and wife, VALERIE E. MINTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 5 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job number 89-131), as follows:

TRACT 5:
BEGINNING at an iron pin in the Easterly margin of Greer Road; said point being the original most Westerly corner of the Galbreath property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence, North 51 deg. 34 min. 28 sec. East crossing a concrete monument and continuing with the property conveyed to Ruby C. Callis by deed of record in Book 7264, page 484, Register's Office for Davidson County, Tennessee, 406.88 feet to an existing iron pipe; thence, continuing with the line of Callis North 06 deg. 02 min. 44 sec. East 345.07 feet to an existing iron pin; thence, North 06 deg. 12 min. 02 sec. East 210.01 feet to an existing iron pipe in the line of the property conveyed to Geoffrey G. Sloan by deed of record in Book 7701, page 112, said Register's Office; thence, with the line of Sloan South 82 deg. 22 min. 05 sec. East 408.30 feet to an iron pin; thence, South 02 deg. 35 min. 37 sec. West 40.52 feet to an iron pin marking the Northeasterly corner of Tract 6; thence with the line of Tract 6, South 02 deg. 39 min. 18 sec. West 380.37 feet to an iron pin in the line of Tract 4; thence with the line of Tract 4 South 75 deg. 23 min. 31 sec. West 410.00 feet to an iron pin in the Westerly margin of a private 50 foot right of way access easement; thence, with the line of said access easement South 51 deg. 34 min. 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning and containing 5.37 acres, more or less.

BEING a part of the same property conveyed to John Frank Galbreath by deed from J. L. Galbreath, of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, which includes the lands conveyed to Dolores G. Strasser, Harriet C. Moreland and F. David Galbreath, by deeds

of record in Book 5240, page 114, Book 5240, page 105, and Book 5240, page 110, Register's Office for Davidson County, Tennessee, and John Frank Galbreath died intestate on September 18, 1968, a citizen and resident of Davidson County, Tennessee, survived by his wife, Annie Lee Fuqua Galbreath, now Annie Lee Taylor, and F. David Galbreath, Dolores G. Strasser and Harriet G. Moreland, the only children born to or adopted by John Frank Galbreath, during his lifetime. The property is now vested in Annie Lee Fuqua Galbreath, a/k/a Annie Lee Taylor, F. David Galbreath, Dolores G. Strasser and Harriet G. Moreland, as tenants in common.

EASEMENT: This conveyance is made subject to a non-exclusive, permanent, perpetual easement for ingress and egress, for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities, for the use and benefit of the owners of Tract 6 of the subdivision of the Galbreath properties, this date conveyed to J. H. Winchester and wife, Susan L. Winchester, their heirs, personal representatives and assigns, said easement being more specifically and particularly described as follows, to-wit:

RIGHT OF WAY ACCESS EASEMENT:
BEGINNING at an iron pin in the Easterly margin of Greer Road, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence, North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence, North 06 deg. 02 min. 44 sec. East 345.07 feet to an iron pin; thence, North 42 deg. 44 min. 08 sec. East 140.00 feet to a point; thence, North 77 deg. 44 min. 08 sec. East 110.00 feet to a point; thence, South 84 deg. 51 min. 31 sec. East 217.13 feet to a point marking the Northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, said Register's Office; thence, with the Westerly line of Tract 6 South 02 deg. 39 min. 18 sec. West 50.05 feet to a point; thence, North 84 deg. 51 min. 31 sec. West 211.64 feet to a point; thence, South 77 deg. 44 min. 08 sec. West 86.58 feet to a point; thence, South 42 deg. 44 min. 08 sec. West 117.66 feet to a point; thence, South 06 deg. 02 min. 44 sec. West 349.48 feet to a point in the line of Tract 4; thence, with the line of Tract 4 South 51 deg. 34 min. 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by the GRANTEES, their heirs, personal representatives or assigns and J. H. Winchester and wife, Susan L. Winchester, their heirs, personal representatives or assigns.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS FROM DATE:

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. Modular homes will be permitted on the said property, provided such modular home or homes are attached to a permanent foundation.

3. The foregoing restrictive covenants may be enforced by the GRANTORS, or any one of them, or by the owners of any of the tracts, 1 through 6, of the subdivision of that property known as the John Frank Galbreath property, as set forth in the deed of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, deeds to the individual tracts being recorded simultaneously herewith.

4. The foregoing restrictions may be enforced by injunction and/or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.

5. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or

incidental to the enforcement of these restrictions.

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 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 to convey it and warrant that the same is unencumbered, except as set forth above.

And we, the GRANTORS, 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.

FRANCES B. GALBREATH, wife of F. DAVID GALBREATH, FRED STRASSER, husband of DOLORES G. STRASSER, ROBERT MORELAND, husband of HARRIET G. MORELAND and CHARLES TAYLOR, husband of ANNIE LEE TAYLOR, all join in this conveyance to convey any and all right, title or interest which they may have in the said property, but not further or otherwise.

F. DAVID GALBREATH executes this deed for and on behalf of FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR, under Powers of Attorney recorded simultaneously herewith.

WITNESS our hands on this the 18th day of December, 1989.

F. David Galbreath
F. DAVID GALBREATH

Frances B. Galbreath
FRANCES B. GALBREATH,
by F. David Galbreath,
Attorney-In-Fact

Harriet G. Moreland
HARRIET G. MORELAND,
by F. David Galbreath,
Attorney-In-Fact

Robert Moreland
ROBERT MORELAND,
by F. David Galbreath,
Attorney-In-Fact

Dolores G. Strasser
DOLORES G. STRASSER,
by F. David Galbreath,
Attorney-In-Fact

Fred Strasser
FRED STRASSER,
by F. David Galbreath,
Attorney-In-Fact

Annie Lee Fuqua Galbreath
ANNIE LEE FUQUA GALBREATH,
a/k/a ANNIE LEE TAYLOR
by F. David Galbreath,
Attorney-In-Fact

Charles H. Taylor
CHARLES H. TAYLOR,
by F. David Galbreath,
Attorney-In-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 18th day of December, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 18th day of December, 1989, before me, personally appeared F. DAVID GALBREATH, to me known to be the person who executed the foregoing instrument in behalf of FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR, and acknowledged that he executed the same as the free act and deed of the said FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

6228 12/20 01:01 03CHECK 59.20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Steve M Mintz
Affiant

Sworn to and subscribed before me, this the 18th day of December, 1989.

Patsy C. Davidson
NOTARY PUBLIC

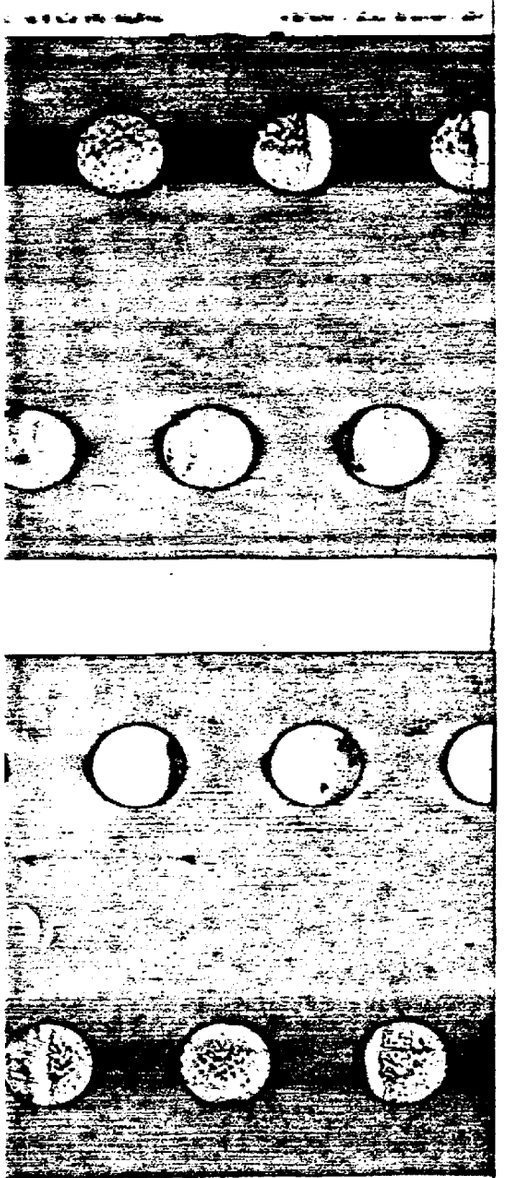
My Commission Expires: 12/31/89

IDENTIFICATION REFERENCE

90494

DEC 20 10 39 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____ BOOK 8008 PAGE 276

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
				CAMT 14000.00
				CON TX 46.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 59.20
				CHECK 59.20
			12/20/89 01	10:40 0001 6228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 4 9 4.

IDENTIFICATION REFERENCE

DEC 20 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277374