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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 19 90

Notary Public

MY COMMISSION EXPIRES 1-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STATE TITLE, INC., 105 BONNABROOK DRIVE, SUITE 210, HERMITAGE, TN 37076

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS
WILLIAM C. FRENSLEY, ETUX	NONE	17
(NAME) 311 Highland Heights	(NAME)	293
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville TN 37072	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, GEORGE E. GROGHAN AND WIFE, DEBRA J. GROGHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. FRENSLEY AND WIFE, PATRICIA M. FRENSLEY

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. 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, Tennessee, to which plat reference is hereby made for a more complete and accurate descritpion of said lot.

Being the same property conveyed to George E. Groghan and wife, Debra J. Groghan by deed from John Thetford, Trustee, with the power to sell, mortgage or convey without joinder of beneficiary, by deed of record in Book 7415, page 533, said Register's Office.

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

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 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 ingres and egress onto Lickton Pike as set out on the Plan. CONTINUED ON BACK

XX

This is improved property, known as LOT 2 OVERTON HILLS S/D,
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unincumbered, 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 OUR hand S this 23RD day of MARCH, 19 90

George E. Groghan
GEORGE E. GROGHAN

Debra J. Groghan
DEBRA J. GROGHAN

William C. Frensley
WILLIAM C. FRENSLEY, BUYER

Patricia M. Frensley
PATRICIA M. FRENSLEY, BUYER

STATE OF TENNESSEE
County of DAVIDSON
Personally appeared before me, GEORGE E. GROGHAN AND WIFE, DEBRA J. GROGHAN AND WILLIAM C. FRENSLEY AND WIFE, PATRICIA M. FRENSLEY
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 23RD day of MARCH , 19 90

Commission expires 1-9-91 Susan Frensley
Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

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with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires
Notary Public

CONTINUATION

4) This agreement shall be perpetual in nature and shall be binding upon Grantees their heirs, successors or assigns.

This conveyance is subject to taxes for the 1990, Restrictions of record in Book 7382, page 590, said Register's Office, and the Plan of record in Book 6900, page 448, revised in Book 6900, page 464, said Register's Office.

6933 04/02 0101 03CHECK 63.10

15239

WARRANTY DEED

FROM GEORGE E. GROGHAN, ETUX

TO WILLIAM C. FRENSLEY, ETUX

IDENTIF. REFERENCE

APR 2 11 23 AM '90
DAVIDSON COUNTY TN.

PLEASE RETURN TO:
STATE TITLE, INC.
105 BONNABROOK DRIVE, SUITE 210
HERMITAGE, TN 37076

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in Document When Received.

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 17000.00
				CON TX 56.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 63.10
				CHECK 63.10
04/02/90	01			11:24 0001 6933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15239

IDENTIF. TREFERENCE

APR 2 11 24 AM '90

DAVIDSON COUNTY T.R.

No. 306100