WARRANTY DEED FOR TENNESSEE

BOOK 8628 PAGE 459

THIS INDENTURE, made and entered into this 15th day of May ,19 92 , by and between, John Shelby and Kim Shelby, husband and wife , party(ies) of the first part, and Cheryl Nanette Dalton, unmarried their heirs and assigns, party(ies) of the second part, x C/D

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Being Lot No. 4 on the plan of Overton Hills Subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

This conveyance is subject to a maintenance agreement attached hereto and made reference hereof as EXHIBIT "A".

1123 IDENTIF. REFERENCE

MAY 18 2 13 PM '92

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

PROPERTY ADDRESS: Lickton Pike, Goodlettsville, TN 37072

BEING the same property acquired by the party of the first part by deed recorded in Book 7410 at page 957 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

x John Shelby
John Shelby

x Kim Shelby
Kim Shelby

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared John Shelby and Kim Shelby, husband and wife, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 15th day of May, 1992.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 017-00-0 295.00

STATE OF TENNESSEE, COUNTY OF Davidson

The actual consideration or value, which ever is greater for this transfer is $16,000.00.

Sworn and Subscribed to before me this 15th day of May, 19 92.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
Cheryl Manette Dalton	Same As Owner
P.O. Box 40153	
STREET ADDRESS	STREET ADDRESS
Nashville TN 37204	
CITY/STATE/ZIP	CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-0966

EXHIBIT "A"

MAINTENANCE AGREEMENT FOR
INGRESS/EGRESS EASEMENT

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 Palt Book 6900 at page 464, Register's Office for Davidson County, Tennessee. It is agreed by the GRANTEE(S) herein, as evidenced by his/her/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 Place to amintain and/or improve said ingress and egress easement based upon the will of a majority of the owners of the lots in said subdivision.

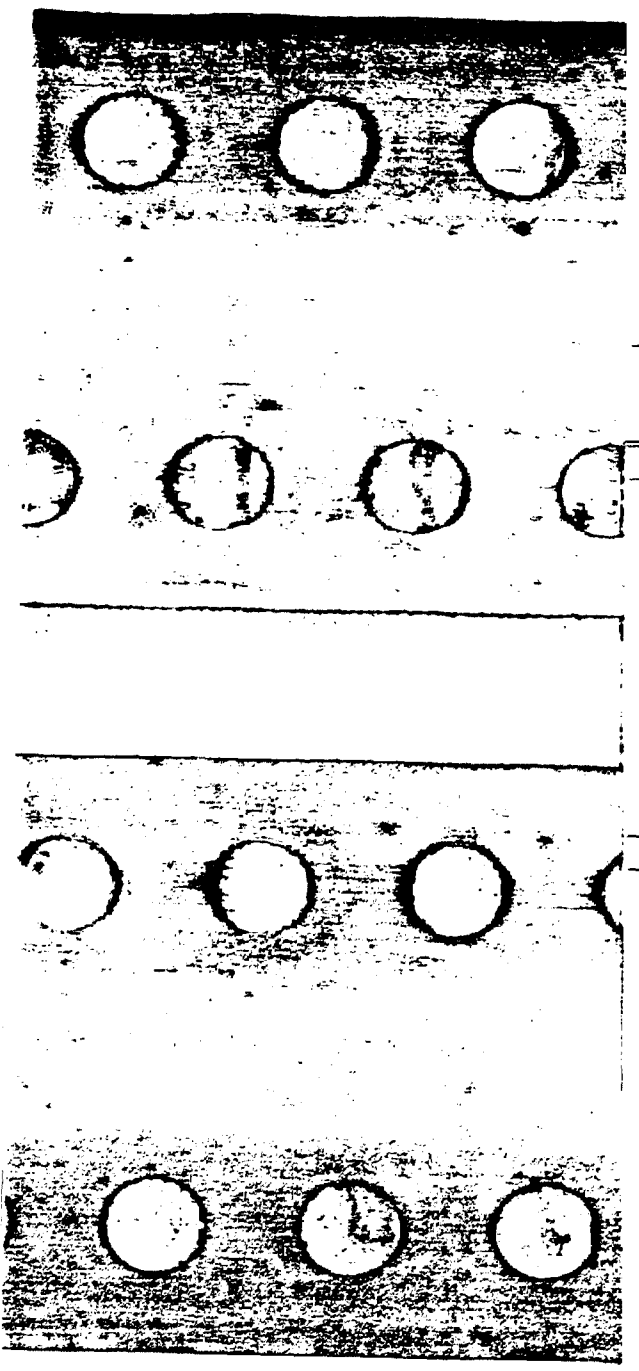
2. Each lot owner agress to apy his/her/their pro-rata share for said maintenance or improvement based upon each owner having a one-fifth interest; therefore, responsible for one-fifth of the cost of the maintenance or improvement.

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 in said recorded Plan.

4. This agreement shall be perpetual in nature and shall be binding upon the GRANTEE(S), his/her/their heirs, successors or assigns.

X Cheryl Nanette Dalton
Cheryl Nanette Dalton
*C1D

7799 95/23 0101 03CHECK 69.20



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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 9.00
				TOTAL 69.20
				CHECK 69.20

05/13/92 01 14:13 0001 7799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 1-1232

MAY 18 2 13 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 531993