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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

William C. Seay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Seay (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 17
5893 Lickton Pike (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 293
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, William C. Frensley and wife, Patricia M. Frensley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Seay, Unmarried

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:

LAND in Davidson County, Tennessee, 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 plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William C. Frensley, and wife, Patricia M. Frensley, by deed from George E. Groghan, and wife, Debra J. Groghan, of record in Book 8077, Page 915, Register's Office for Davidson County, Tennessee.

This conveyance is 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 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 having a one-fifth interest; therefore, responsible for one-fifth (1/5) of the cost of maintenance and/or improvement.

CONTINUED ON PAGE 2

unimproved ( )
This is improved (X) property, known as 5893 Lickton Pike, Goodlettsville, TN 37072
(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 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 our hand S this 29th day of September, 19 92

William C. Frensley

Patricia M. Frensley

William C Seay
William C. Seay

DCTN01W 12/88
First Data Systems, Inc
1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Frensley and wife, Patricia M. Frensley and William C. Seay

the bargainor S-J, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Tennessee this 29th day of September 19 92.

Commission expires 7/26/94

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

CONTINUED FROM PAGE 1

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.

52845.

IDENTIFICATION REFERENCE

Oct 7 10 49 AM '92

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8468 10/07 0101 03CHECK 397.50

WARRANTY DEED

FROM

William C. Frensley and wife, Patricia M. Frensley

TO

William C. Seay

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
TOTAL	397.50
CHECK	397.50

10/07/92 01 10:50 0001 8468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52845.

IDENTIFICATION REFERENCE

OCT 7 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 578000