0415542 BOOK 10849 PG 787

IDENTIF. & REFERENCE

BOX #14A
G#11949-2

98 MAR 23 PM 2:04

REGISTER
DAVIDSON COUNTY, TN

MAP 091-12-0
PARCEL 177.00
FB #12W-06015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Alan Flowers
Affiant

Subscribed and sworn to before me this the 20th day of March, 1998.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 27, 2001

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, P.C.
2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
STUART FISHER et ux et al	"NEW OWNERS"
(Name)	(Name)
P. O. Box 210241	
(Street Address)	(Street Address)
Nashville, TN 37221	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **RONALD E. TURNER and wife, ANNA B. TURNER,** hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **STUART FISHER and wife, CANDACE FISHER, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, and ALAN FLOWERS and wife, LISA FLOWERS, as to a Fifty (50%) percent undivided interest, as tenants by the entirety**, hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 202 and 204 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ronald E. Turner and wife, Anna B. Turner, by Substitute Trustee's Deed from Kurt V. Beasley, as Successor Trustee, of record in Book 7604, Page 645, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS CONVEYANCE IS FURTHER SUBJECT TO, and Grantors hereby expressly reserve unto themselves, their heirs, successors and assigns, a perpetual and exclusive easement (the "Easement") for the erection, repair and maintenance of an outdoor advertising or "billboard" sign (hereinafter the "Sign") on the below described portion of the above described property, to wit:

Land in Davidson County, Tennessee being a portion of Lot No. 202 (hereinafter "Lot 202") of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee described as commencing at the northeastern corner of Lot 202; thence southerly along the western margin of 43rd Avenue North, South 2° 38' 50" East, a distance of 7.50 feet to the TRUE POINT OF BEGINNING; thence, South 88° 00' 00" West, a distance of 10.0 feet to a point; thence, South 2° 38' 50" East, a distance of 52.5 feet to a point; thence, North 88° 00' 00" East, a distance of 10.0 feet to a point in the western margin of 43rd Avenue North; thence, northerly along the western margin of 43rd Avenue North, North 2° 38' 50" West, a distance of 52.5 feet to the TRUE POINT OF BEGINNING. The area described in this paragraph being hereinafter referred to as the "Easement Area."

The parties acknowledge and agree that the Sign shall at all times be deemed to be the separate property of the owner of the Easement. The Easement described herein and the rights hereunder include without limitation the right of Grantors, their heirs, successors and assigns to erect and maintain a double face billboard, exactly as the same is presently existing on the property, together with the right of ingress and egress that is reasonably necessary to repair, paint new signs, and alter and maintain the Sign and to modify and/or erect other similar billboards in the place of the present one if for any reason the present Sign is damaged or destroyed. Any replacement or modification of the Sign shall be limited to repairing or replacing the Sign with a sign of the exact same size in height, width and depth as the existing sign. Grantors, for themselves and their heirs and assigns, agree to keep and maintain the Sign in a safe and aesthetically pleasing condition. The Grantee expressly covenants that they will erect no obstructions, buildings, or signs in any manner, on Lots Nos. 202 or 204 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, that will block the visibility of either face of the Sign from Interstate Highway 40. Notwithstanding the above, the parties agree that the Sign shall not be permitted to contain any advertising or other message promoting the use of alcohol, or which is immoral, illicit or sexual in nature. The restrictions contained in the preceding sentence and elsewhere in this paragraph shall be enforceable by any present or future owner of Lots Nos. 202, 204, 206, and 208 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee. The easement created hereunder and the restrictions and other agreements contained herein are intended to and shall run with the land, and shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns, forever.

BEING unimproved property known as: 4301 Alabama Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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/or assigns, 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.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 20th day of March, 1998.

Ronald E. Turner
RONALD E. TURNER

Anna B. Turner
ANNA B. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD E. TURNER and wife, ANNA B. TURNER**, the bargainors, 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 Nashville, Tennessee, this 20th day of March, 1998.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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9397 03/23 0101 03CHECK 209.10

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

RECEIVED OF _____

FOR _____

BOOK 10849 PG 770

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 12.00
TOTAL 209.10
CHECK 209.10

03/23/98 01 14:03 0001 9397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0415542
IDENTIF. & REFERENCE

98 MAR 23 PM 2:04

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1269734