WARRANTY DEED

STATE OF TENNESSEE BOOK 10979 PG 171
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,400.00

Jude Lottie Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/25/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK D. ASHWORTH (NAME)	SAME (NAME)	MAP 17
135 RIVERVIEW DRIVE (ADDRESS)	(ADDRESS)	PARCEL
WAVERLY, TN 37185 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	295

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, CHERYL NANETTE DALTON now being CHERYL NANETTE DALTON TRUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK D. ASHWORTH AND WIFE, LINDA M. ASHWORTH

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:

Situated in Davidson County, Tennessee, 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.

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, at page 464, Register's Office for Davidson County, Tennessee. It is agreed by the Grantees herein, their successors, heirs and assigns, 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 in said Plat to maintain 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 agrees to pay 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 Grantees, their successors, heirs or assigns.

This lot is also subject to an Overflow Easement for Lot 3 as shown on the Plan of Overton Hills Subdivision of record in Plat Book 6900, page 464, Register's Office for Davidson County, Tennessee. CONTINUED

unimproved ( )
This is improved (X) property, known as 5877 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 my hand s this 15th day of June 19 98

Cheryl Nanette Dalton True
CHERYL NANETTE DALTON TRUE

Jack D Ashworth
JACK D. ASHWORTH

Linda M. Ashworth
LINDA M. ASHWORTH

BOOK 10979 PG 172

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 CHERYL NANETTE DALTON now being CHERYL NANETTE DALTON TRUE AND JACK D. ASHWORTH AND WIFE, LINDA M. ASHWORTH

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of June 1998.

Commission expires 9/23/00

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

CONTINUATION OF LEGAL DESCRIPTION

Being the same property conveyed to CHERYL NANETTE DALTON by deed of record in Book 8628, page 459, Register's Office for Davidson County, Tennessee, the said CHERYL NANETTE DALTON now being CHERYL NANETTE DALTON TRUE.

This is not the principal residence of the Grantor.

1679 06/16 0101 03CHECK 62.28

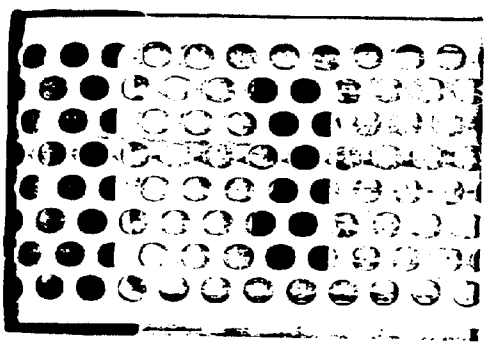
MAIL ENV.

98 JUN 16 PM 2:17

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04513622



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

RECEIVED OF _____

FOR _____

BOOK 10979 PG 173

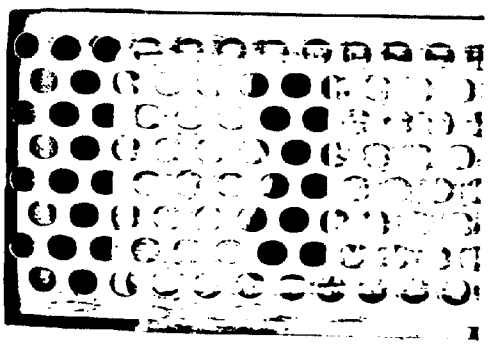
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	14400.00
CON TX	53.28
PRFEE	1.00
MDEED	8.00
TOTAL	62.28
CHECK	62.28

06/16/98 01 14:16 0001 1679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04513 62
IDENTIF. & REFERENCE

98 JUN 16 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307537