SATURN AND MAZER TITLE SERVICES, INC.
212 Third Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-

Pamela Hill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
13th DAY OF OCTOBER, 1998

NOTARY PUBLIC

My Commission expires: 5-28-2000

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THIS INSTRUMENT PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 Third Avenue, N., Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CLAUDE Q. EVERETT et ux	S A M E	182-168
(NAME)	(NAME)	
229 ELYSIAN FIELDS DRIVE		5D 64104
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN. 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

WE, JAMES KELLY GUESS and wife, LUCYNTHIA D. GUESS

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

CLAUDE Q. EVERETT and wife, ANITA C. EVERETT

all of his right, title and interest in a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to James Kelly Guess and wife, Lucynthia D. Guess by deed from Michael A. Altgilbers and wife, Kristi L. Altgilbers of record in Book 10399, Page 988, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as
5.02 Acres, Old Hickory Boulevard
(House Number) (Street) (City) (State) (Zip)

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 hands this 13th day of OCTOBER, 1998.

JAMES KELLY GUESS

LUCYNTHIA D. GUESS

0499641
IDENTIF. ↑ REFERENCE

98 OCT 14 AM 9:51
REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES KELLY GUESS and wife, LUCYNTHIA D. GUESS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that the y executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of OCTOBER, 1998.

My Commission expires:
5-28-2000

Notary Public

HOUSTON E. HILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

EXHIBIT A

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TRACT 1:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No. 87-667 more particularly described as follows:

BEGINNING at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being the northwest corner of the W. G. Randles property of record in Book 6421, Page 532, R.O.D.C., TN; thence with the Randles lines South 04 degrees 00' 42" West 449.91 feet to an iron pin; thence continuing with Randles' South 85 degrees 59' 18" East 8.00 feet to an iron pin; thence leaving Randles' line South 04 degrees 00' 42" West 593.55 feet to an iron pin; thence South 04 degrees 14' 54" West 566.91 feet to an iron pin in the line of the Estelle B. Angus property of record in Deed Book 6575, Page 658, R.O.D.C., TN; thence with Angus line North 89 degrees 10' 47" West 115.78 feet to an iron pin; thence leaving Angus line North 02degrees 36' 13" East 1624.06 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 83 degrees 24' 24" East 150.00 feet to the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to Michael A. Altgilbers and wife, Kristi L. Altgilbers by deed from Robert A. O'Malley and wife, Betty S. O'Malley of record in Book 10005, page 40, Register's Office for Davidson County, Tennessee.

The following restrictions shall be a covenant running with the land for a period of 20 years from the date of this deed:

1. No trailer or mobile home, basement house, garage, barn or other building may be used as a temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

3. No storage of junk cars, storage of building materials or anh other offensive or unsightly storage may be placed on tracts.

4. Tract No. 2 has an old trenant house which must be moved, demolished or moved within 600 feet of rear property line within 90 days.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law or a suit in equity for injunctive or other relief.

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