7584

BOOK 6484 PAGE 391

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,500.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 1985.

Notary Public

My commission expires: July 27, 1988

1:8:0 | 5.8

IDENTIF. REFERENCE

JAN 30 2 51 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSS

01/30 340.60 - CHECK

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Joseph V. Russell 2951 Sidco Drive Nashville, Tennessee 37204	Joseph V. Russell 2951 Sidco Drive Nashville, Tennessee 37204	Map To be assigned Parcel

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NORTHUMBERLAND DEVELOPMENT COMPANY (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said JOSEPH V. RUSSELL (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 6 on the Plan of Northumberland, of record in Book 6250, Page 128, Register's Office for Davidson County, Tennessee.

Being a portion of the the property conveyed to Northumberland Development Company by deed from Guilford Dudley, Jr., and wife, Jane Anderson Dudley, of record in Book 6302, Page 358, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1985, which have been prorated between the parties and are assumed by the Grantee.

2. Covenants, conditions and restrictions as set forth in the Declaration of Protective Covenants, Conditions and Restrictions of Northumberland, dated September 7, 1984, of record in Book 6377, Page 18, Register's Office for Davidson County, Tennessee.

3. Easements, setback lines and other matters shown on the recorded Plan of Northumberland, of record in Book 6250, Page 128, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, affecting Lots 15, 18 and 62. Note: Lots 31, 32, 33, 34, 43, 44, 48, 49 and 50 are encumbered by an easement to Nashville Electric Service, of record in Book 2296, Page 303, Register's Office for Davidson County, Tennessee, which easement is shown on the recorded plan.

4. Grantor reserves a perpetual easement ten (10) feet in width and parallel to the rear line of the real estate conveyed hereby for the purpose of erecting a boundary

fence to enclose Northumberland. Grantor further reserves a reasonable right of access across the real estate conveyed hereby during the period of construction of the fence, provided Grantor restores the real estate to its condition prior to such entry upon the same by Grantor. By acceptance of delivery of this Deed, Grantee agrees that the boundary fence so erected by Grantor shall become part of the common property of Northumberland to be maintained by the Northumberland Homeowners' Association, Inc. (the "Association") and Grantee shall only own a prorata share of the fence together with all other Lot owners of Northumberland. Grantee may not remove or alter the boundary fence in any manner. By acceptance of delivery of this Deed, Grantee further agrees that the Association shall have a perpetual right of reasonable ingress and egress across the real estate conveyed hereby for the purpose of maintaining the fence, provided the Association restores the real estate to its condition prior to any ingress or egress by the Association.

5. All easements and rights reserved by Grantor herein as well as the easements and rights granted to the Association and all agreements concerning the boundary fence shall be binding on all future owners of all or any portion of the real estate conveyed hereby.

This is unimproved property known as Lot No. 6, Northumberland, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 29th day of January, 1985.

NORTHUMBERLAND DEVELOPMENT COMPANY

By: Frank W. Blair
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Juanita V. Thomason, a Notary Public in and for the State and County aforesaid, personally appeared Frank W. Blair, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of NORTHUMBERLAND DEVELOPMENT COMPANY, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal this the 29th day of January, 1985.

Juanita V. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6484 PAGE 393

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

|@8500.00- CAMT.
334.10| CSTAX
.50 PRFEE
6.00 WDEED
CHECK: 340.60-
7684A01/30/85 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1801:58

IDENTIF. REFERENCE

JAN 30 2 51 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105192