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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 $165,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 1986.

Notary Public

My commission expires: July 27, 1988.

7.36226

TRENTIF REFERENCE

FEB 3 3 57 PM '86

FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN

$165,000

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
H. Q. Incorporated 2176 Abbott Martin Road Nashville, Tennessee 37215	H. Q. Incorporated Post Office Box 150331 Nashville, Tennessee 37215	Map 130-12 Parcel 10

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, JOHN WILLIAM STALEY and wife, ELEATA A. STALEY (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto H. Q. INCORPORATED, a Kentucky corporation, D/B/A MY FRIEND'S PLACE (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot Number 10 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, 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.
>
> Being the same property conveyed to John William Staley and wife, Eleata A. Staley, of record in Book 6501, Page 260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1986, 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, and re-recorded in Book 6545, Page 799, said Register's Office.

3. Easements, setback lines and other matters shown on the recorded Plan of Northumberland, of record in Book 6250, Pages 128 and 129, 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. Lots 31, 32, 33 and 34 are also encumbered with a ten (10) foot easement for water mains and

appurtenances, of record in Book 6434, Page 788, Register's Office for Davidson County, Tennessee, which lies within the Nashville Electric Service Easement. Lots 40, 41, 46, 47 and 51 are encumbered by a perpetual ingress and egress easement over a 50 foot unnamed drive from Harding Place, and a perpetual easement for installation and maintenance of a water pipe or main within said unnamed drive, both granted to Nashville Suburban Utility District in Book 1181, Page 486, Register's Office for Davidson County, Tennessee.

4. Northumberland Development Company (the "Developer") has reserved 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. The Developer further reserved a reasonable right of access across the real estate conveyed hereby during the period of construction of the fence, provided the Developer restores the real estate to its condition prior to such entry upon the same by the Developer. By acceptance of delivery of this Deed, Grantee agrees that the boundary fence so erected by the Developer 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 subsequent to any ingress or egress by the Association.

5. All topsoil, other than natural topsoil, located on Lot No. 10 shall remain the property of the Developer and will be removed by the Developer upon ten (10) days notice from Grantee that said topsoil interferes with Grantee's construction of improvements on said Lot.

6. A portion of Lot No. 10 lies within the Recreation Facility as shown on the recorded Plan, and Grantee understands that use and control of such portion is reserved to Northumberland Homeowner's Association pursuant to the Declaration of Protective Covenants, Conditions and Restrictions.

7. All easements and rights reserved by the Developer 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. 10, 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, its successors and assigns forever.

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

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

WITNESS our hands, this the 3rd day of February, 1986.

JOHN WILLLIAM STALEY

By: Brock Dudley Short
Brock Dudley Short, Attorney-in-Fact

ELEATA A. STALEY

By: Brock Dudley Short
Brock Dudley Short, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of February, 1986, before me personally appeared Brock Dudley Short, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN WILLIAM STALEY and ELEATA A. STALEY, and acknowledged that he executed the same as the free act and deed of said JOHN WILLIAM STALEY and ELEATA A. STALEY.

WITNESS my hand and seal this the 3rd day of February, 1986.

NOTARY PUBLIC

My commission expires: July 27, 1988.

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

165000.00- CONT.
425.00 CSTAX
.50 RPFEE
5.00 MREC
CHECK 430.50-
166402/03/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.36626

IDENTIFICATION REFERENCE

FEB 3 3 07 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

No. 216284