This instrument prepared by:
Ansel L. Davis
Attorney at law
211 Seventh Avenue North
Nashville, Tennessee 37219

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 1st day of February, 1985.

Notary Public

My commission expires: July 24, 1988

90264

IDENTIFICATION REFERENCE

APR 10 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
J. Clark Akers, III Suite B 104 2002 Richard Jones Road Nashville, TN 37219	J. Clark Akers, III Suite B 104 2002 Richard Jones Road Nashville, TN 37219	Map 130-12A Parcel 23

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN F. JACQUES and wife, JANE BERRY JACQUES (the "Grantors" have bargained and sold and by these presents do hereby transfer and convey unto the said J. CLARK AKERS, III and wife, ELENOR AKERS as tenants by the entirety (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being vacant land, described as follows, to-wit:

Being Lot Number 23 on the Plan of Northumberland, of record in Book 6250, Page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John F. Jacques, and wife, Jane Berry Jacques, by Northumberland Development Company by deed of Record in Book 6490 at Page 228 of the Register's Office for Davidson County, Tennessee.

Being a portion of 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 the calendar year 1986 which had been prorated between the parties and are assumed by the Grantees.

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's Seller, Northumberland Development Company ("Northumberland Development"), 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. Northumberland Development further reserved a reasonable right of access across the real estate conveyed hereby during the period of construction of the fence, provided Northumberland Development restores the real estate to its condition prior to such entry upon the same by Northumberland Development. By acceptance of the deed to Grantors, Grantors agreed on behalf of Grantors and Grantors' successors that the boundary fence so erected by Northumberland Development shall become part of the common property of Northumberland to be maintained by the Northumberland Homeowners' Association, Inc. (the "Association") and Grantors and their successors, of which Grantees are a party, shall only own a prorata share of the fence together with all other Lot owners of Northumberland. Grantors and their successors may not remove or alter the boundary fence in any manner. By acceptance of delivery of this Deed, Grantees on behalf of Grantees and Grantee's successors further agree 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 Northumberland Development as well as the easements and rights granted to the Northumberland Association and all agreements concerning the boundary fence are binding upon the Grantors herein, the Grantees herein and all future owners of all or any portion of the real estate conveyed hereby as to which reference to paragraph 6 of the aforementioned deed between Northumberland Development Company and John F. Jacques and wife, Jane Berry Jacques, is made hereby.

This is unimproved property known as Lot No. 23, 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 Grantees, their heirs, successors and assigns forever.

And the Grantors do hereby covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land, in fee simple, have a good right to convey the same, and that the same is unencumbered, except as set forth above.

And the Grantors do hereby further covenant and bind themselves to warrant and forever defend the title to the said land unto the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand of the undersigned, this the 7th day of April, 1986.

GRANTORS:

John F. Jacques
JOHN F. JACQUES

Jane Berry Jacques
WIFE, JANE BERRY JACQUES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 1986, before me personally appeared JOHN F. JACQUES and wife, JANE BERRY JACQUES, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Faye S. Edwards
Notary Public

NOTARY PUBLIC

My Commission Expires:

July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 6825 PAGE 792

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.CO- CAMT.
429.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 438.50-
1589A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90264

IDENTIFICATION REFERENCE

APR 10 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235711