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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,325.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES 7-24-89

(AFFIX SEAL)

BOX 10

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James C. DeVault, Jr. et ux (NAME)	Same (NAME)	22W03040
244 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-14-0-100.00
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Dyann Rivkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. DeVault and wife, Katherine B. DeVault

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:

Land in Davidson County, Tennessee, being Lot No. 4, Block 6, on the plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office for said County.

Said Lot No. 4, Block 6, fronts 50 feet on the westerly margin of Grantland Avenue, now known as Grantland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Dyann Rivkin, unmarried by Quitclaim deed from Archie E. Carver, Jr. and wife, Terri M. Warren-Carver of record in Book 6825, page 296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6614, page 342, said Register's Office, and to the matters set forth in the above referenced plan of record.

Grantees assume the obligation of paying the 1986 property taxes.

See attached Exhibit A for Restrictions and Easements Running With the Land.

This conveyance is subject to a Metro Codes Letter against said property of record in Book 6885, page 507, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2205 Grantland Avenue (House Number) (Street) Nashville, TN (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 this 23 day of June, 19 86

Dyann Rivkin
Dyann Rivkin

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Dyann Rivkin

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 23 day of June, 1986

Diana F. Moore
NOTARY PUBLIC

My commission expires:
7-24-89

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in

this day of , 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM
Dyann Rivkin

TO
James C. Devault and wife,
Katherine B. Devault

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

RESTRICTIONS AND EASEMENTS RUNNING WITH THE LAND

1. Bricking - House to be re-bricked to match original style as shown in photographs and described in specifications, using original brick, bricking first the front of the house (excluding porch if it is to be screened) and side area visible from street, then continuing on to use all useable original brick. If any additional brick are needed to complete bricking, bricks of closest available match in texture and colors to be used.

2. Stone Front and Chimney - Stone front and chimney to be repaired and rebuilt to match original style as shown in photographs, using all original stone and also brick inset as shown in photographs.

3. Roof Silhousette - Original roof line silhouette and dormers on front of house to be retained.

4. Exterior - In general, exterior of house to be restored to look as close as possible to photographs of house taken just before it was moved (excluding roofing which has been replaced, and porches which may be redesigned).

5. Interior Fireplace - Tile faceing on interior fireplace and wood mantle shall not be painted or removed.

6. Perpetual Duration of Easement - The above conditions once reconstruction is complete shall remain as a perpetual duration of easement. In addition, to protect the historic nature and value of the property, it is agreed that the deed will state that the exterior brick and stone may not ever be painted, and that both the house and the two big trees in the front yard may not be torn down for a period of 39 years after date of sale.

14470

IDENTIFICATION REFERENCE

JUN 26 9 19 AM '86

REGISTER
DAVIDSON COUNTY, TN

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
			32325.08- CANT. 83.98 CSTAX .50 PRFE 9.00 WDE'D. CHECK 33.43- 0179A06/26/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14470

IDENTIFICATION REFERENCE

JUN 26 9 19 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263655