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.

Roger L. Boeve
Affiant

Subscribed and sworn to before me this 4th day of December, 1986.

Notary Public

My commission expires: July 27, 1989

70041

IDENTIFICATION REFERENCE

DEC 5 11 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Roger L. Boeve 7 Northumberland Drive Nashville, Tennessee 37215	Roger L. Boeve 7 Northumberland Drive Nashville, Tennessee 37215	Map 130-12-0-A Parcel 61

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 THOMAS CRAIN** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ROGER L. BOEVE** (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 61 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 Thomas Crain by deed from Northumberland Development Company, of record in Book 6490, Page 232, 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. Easements and certain rights retained by Northumberland Development Company granted to Northumberland Homeowners' Association, all as more particularly described in the deed from Northumberland Development Company to the Grantor, of record in Book 6490, Page 232, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 61, 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 he 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 himself, his 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.

The wife of the Grantor, **HELEN S. CRAIN,** joins in this conveyance for the purpose of conveying to the Grantee all right, title and interest she may have in the property being conveyed herein.

WITNESS our hands this the 4th day of December, 1986.

John Thomas Crain
JOHN THOMAS CRAIN

Helen S. Crain
HELEN S. CRAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN THOMAS CRAIN** and **HELEN S. CRAIN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the _____ day of December, 1986.

Linda Black
NOTARY PUBLIC

My commission expires:

10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7060 PAGE 631

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- CAMT.
462.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 463.50-
3705312/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70041

IDENTIFT REFERENCE

Dec 5 11 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19535