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

BOOK 7063 PAGE 287

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00.

Eleanor M. Akers
Affiant

Subscribed and sworn to before me this 20th day of November, 1986.

Joanita D. Thomson
Notary Public

My commission expires: July 7, 1988

70927

IDENTIFICATION REFERENCE

Dec 8 3 39 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$ 165.00

**WARRANTY DEED**

| **Address New Owner:** | **Send Tax Bills To:** | **Map and Parcel No.:** |
|---|---|---|
| J. Clark Akers, III<br>2002 Richard Jones Road, B-104<br>Nashville, Tennessee 37215 | J. Clark Akers, III<br>2002 Richard Jones Road, B-104<br>Nashville, Tennessee 37215 | Map 130-12-0-A<br>Parcel 23 |

**FOR AND IN CONSIDERATION OF** conveyance of Lot Number 60, Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, **ELEANOR M. AKERS** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **J. CLARK AKERS, III** (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 23 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 Eleanor M. Akers by deed of correction from John F. Jacques and wife, Jane Berry Jacques, of record in Book 7063, Page 283, 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 other rights reserved to Northumberland Homeowners' Association.

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 Grantee, his heirs, successors and assigns forever.

And the Grantor does covenant with the said Grantee that she 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 herself, her 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 20th day of November, 1986.

Eleanor M. Akers
**ELEANOR M. AKERS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ELEANOR M. AKERS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 20th day of November, 1986.

Juanita D. 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 7063 PAGE 289

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

1050[illegible].10- CANT
468.00 CSTAX
.50 PRFE
6.00 WDE D
CHECK 481.50-
473TA12/00/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70927

IDENTIFIER REFERENCE

Dec 8 3 39 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20523