Bk 42

BOOK 7459 PAGE 296

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
WILLIAM P. ISAACS and wife, JENNIFER C. ISAACS 4026-D Woodmont Boulevard Nashville, TN 37215	SAME	Map 130-12 Parcel 10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS, paid by WILLIAM P. ISAACS and wife, JENNIFER C. ISAACS, hereinafter referred to as "Grantees," MY FRIEND'S PLACE, a Tennessee corporation, successor to H. Q. Incorporated, a Kentucky corporation, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 H. Q. Incorporated, a Kentucky corporation which has been subsequently merged into My Friend's Place, a Tennessee corporation, by a deed from John William Staley and wife, Eleata A. Staley, of record in Book 6776, Page 54, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90

NOTARY PUBLIC AT LARGE STATE OF TEXAS

This is unimproved property known as Lot 10, Northumberland, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor

0 1 3 6 9

IDENTIFICATION REFERENCE

JAN 29 2 40 PM '88

DAVIDSON COUNTY, TN

2888 01/29 0101 03CHECK 541.50

covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the following:

1. Metropolitan Nashville and Davidson County real property taxes for 1988, a lien, but not presently due and payable.

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 rerecorded 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. Easement and certain rights retained by Northumberland Development Company granted to Northumberland Homeowner's Association, Inc., all as more particularly described in the aforesaid deed from John William Staley, and wife, Eleata A. Staley, to Grantor, of record in Book 6776, Page 54, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 29th day of January, 1988.

MY FRIEND'S PLACE, INC., a Tennessee corporation, successor to H. Q. Incorporated, a Kentucky corporation

BY: _____
Pat Isaacs, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

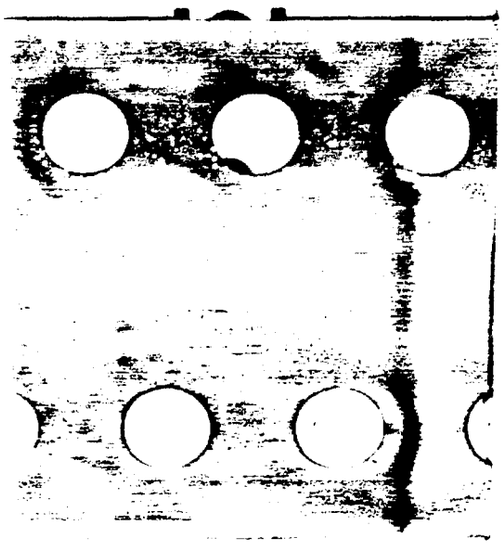
BEFORE ME, Jan Minshall, a Notary Public for the State and County aforesaid, personally appeared Pat Isaacs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of MY FRIEND'S PLACE, the within named bargainor, a Tennessee corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

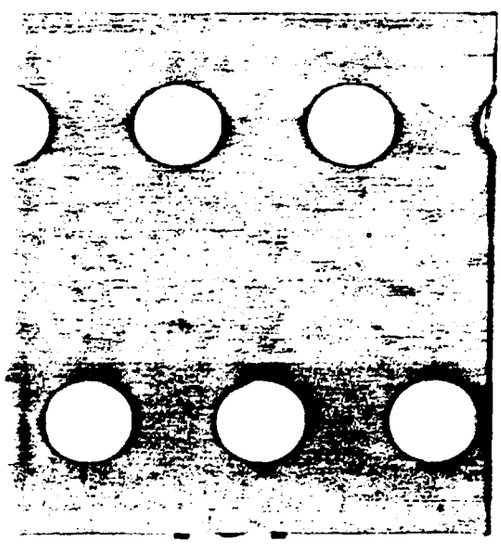
WITNESS MY HAND AND SEAL at office in Nashville, Tennessee, this 29th day of January, 1988.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
5-13-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 299

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CONT 0.00

ERR CO
MOR TX 532.00-
CON TX 532.00
PRFEE 0.50
MDEED 9.00
TOTAL 541.50
CHECK 541.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/88 01 14:43 0001 2672

CAMT 190000.00
MOR TX 532.00
0.00

CONT

0136.9

IDENTIFICATION REFERENCE

JAN 29 2 40 PM '88

DAVIDSON COUNTY TN

No. 57558