57

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 7687 PAGE 323

1199 10/26 0101 03CHECK 590.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Robert I. Falk
Affiant

Subscribed and sworn to before me this 26 day of October, 1988.

Lois Chenowetth
Notary Public

My commission expires:

9-26-92

7:9931

IDENTIFICATION REFERENCE

Oct 26 3 28 PM '88

FEE X Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
Robert I. Falk and wife, Susan J. Falk 165 Carnavon Pkwy. Nashville, Tennessee 37205	NEW OWNER	Map 130-12-0-A Parcel 6

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, Joseph V. Russell and Anne L. Russell, the Grantor's spouse, (the "Grantor[s])", have bargained and sold, and by these presents do/does hereby transfer and convey unto Robert I. Falk and wife, Susan J. Falk (the "Grantee[s]"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 6 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 part of the same property conveyed to Joseph V. Russell by deed from Northumberland Development Company, of record in Book 6484, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1988, 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. Easement and rights retained by Northumberland Development Company and granted to Northumberland Homeowners' Association, all as more particularly described in Book 6484, page 391, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 6, 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, their heirs, successors and assigns forever.

And the Grantor does covenant with the 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, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor's spouse is executing this Warranty Deed for the purpose of conveying to the Grantee all of her right, title and interest in the herein described property.

WITNESS our hands this 25 day of October, 1988.

Joseph V. Russell

Anne L. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

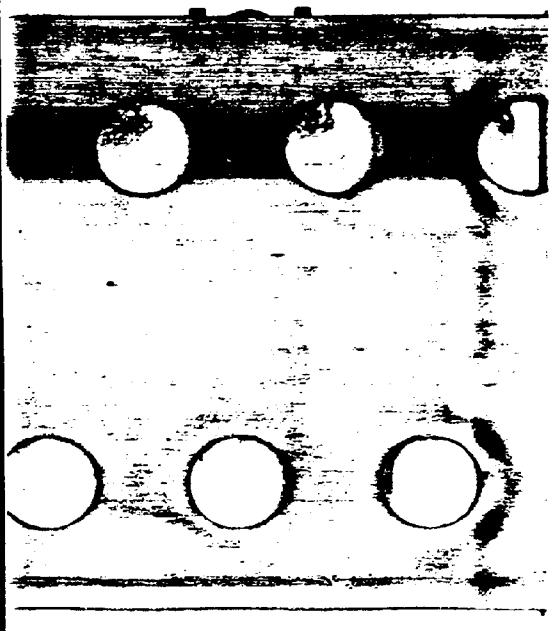
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph V. Rossell and Anne L. Russell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

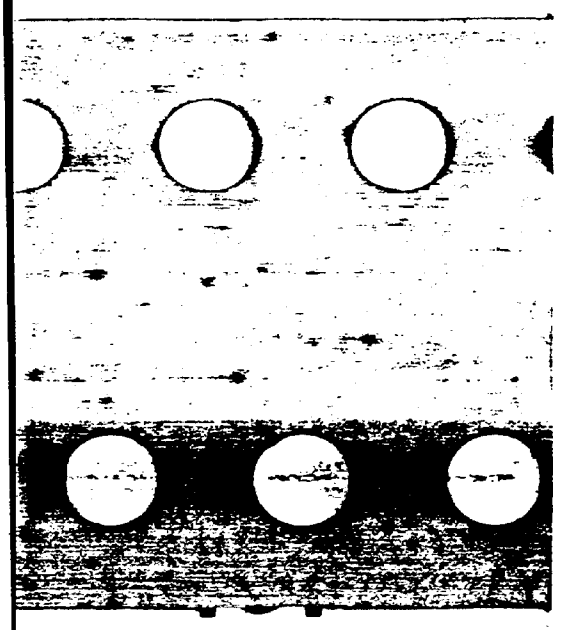
WITNESS my hand and official seal at office, on this the 4th day of October, 1988.

Yolanda Coppinger
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 3/3/92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7687 PAGE 327

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
		CAMT	175000.00	
			CON TX 577.50	
			PRFEE 0.50	
			WDEED 12.00	
			TOTAL 590.00	
			CHECK 590.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/88 01 15:28 0001 1199

7.9931.

IDENTIFICATION REFERENCE

OCT 26 3 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147941