BOOK 7817 PAGE 748

Fee 57

5998 04/14 0101 03CHECK 788.00

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Earl W. Wendell
Affiant

Subscribed and sworn to before me this 14th day of April, 1989.

Notary Public

My commission expires:

My Commission Expires Nov. 21, 1992

25122

APR 14 4 07 PM '89

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No.**
Earl W. Wendell & **Janice W. Wendell** 3737 West End Av. No. 304 Nashville, TN. 37205	**NEW OWNER**	**Map 130-12-0-A** **Parcel 39**

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, **J. E. Poole** (the "Grantor)", has bargained and sold, and by these presents does hereby transfer and convey unto **Earl W. Wendell and wife, Janice W. Wendell,** (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 39 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 J. E. Poole by deed from Commerce Union Bank, Trustee, of record in Book 7232, page 413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Sanitary Sewer and/or Storm drainage easement and a 10' temporary construction easement conveyed by deed from Northumberland Development Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 22, 1985, of record in Book 6581, page 77, Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer and/or storm drainage easement and a 10' temporary construction easement conveyed by Deed from Northumberland Development Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 22, 1985, of record in Book 6581, page 80, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions, Liens and Restrictions, including but not limited to, easements, liens, special assessments, annual assessments, and right of first refusal, terms, conditions and rights all as set forth and contained in Declaration of Protective Covenants, Conditions, and Restrictions for Northumberland and By-Laws appended thereto of record in Book 6377, page 18, and re-recorded in Book 6545, page 799, Register's Office for Davidson County, Tennessee.

4. Water line easement conveyed by deed from Guilford Dudley and wife, Anne Dallas Dudley, to Nashville Water Company, Inc., dated October 10, 1939, of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.

5. Easements for the purposes of ingress and egress and the installation and maintenance of a water pipe or main conveyed by deed from Guilford Dudley and wife, Anne Dallas Dudley, to Nashville Suburban Utility District of Davidson County, Tennessee, dated November 14, 1941, of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.

6. Electric Power Transmission Line Easement conveyed by deed from Guilford Dudley, Jr., and wife, Jane Anderson Dudley, to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, dated August 31, 1954, of record ifn Book 2296, page 303, Register's Office for Davidson County, Tennessee.

7. Water Main and Appurtenances Easement and a 10' temporary construction easement conveyed by deed from Northumberland Development Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 31, 1984, of record in Book 6434, page 786, Register's Office for Davidson County, Tennessee.

8. All matters as shown on the Plat of Northumberland, of record in Book 6250, pages 128 and 129, as amended in Book 6386, page 194, Register's Office for Davidson County, Tennessee.

9. Sanitary Sewer and/or Storm drainage easement and a 10' temporary construction easement conveyed by deed from Northumberland Development Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 4, 1985, of record in Book 6548, page 98, Register's Office for Davidson County, Tennessee.

10. Easement and certain rights retained by Northumberland Development Company, granted to Northumberland Homeowners' Association, Inc., all as more particularly described in the Deed from Northumberland Development Company to Commerce Union Bank, Trustee, of record in Book 6616, page 34, Register's Office for Davidson County, Tennessee.

11. A survey of Barge, Waggoner, Sumner and Cannon, Inc., dated February 9, 1984, as revised February 20, 1984, shows that the fence lines are not necessarily the property lines, and also shows various easements, outbuildings and other items.

12. Right of First Refusal to purchase Lot 40 of Northumberland and other conditions of record in Book 6616, page 34, Register's Office for Davidson County, Tennessee.

13. Taxes for 1989, which have been prorated and are assumed by the Grantee.

This is unimproved property known as Lot No. 39, 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.

Judy Poole, wife of the Grantor, hereby joins in this deed for the purpose of conveying to Grantee all right, title and interest she may have in the subject property.

WITNESS our hands this 13th day of April, 1989.

J. E. Poole

J. E. Poole

Judy Poole

Judy Poole

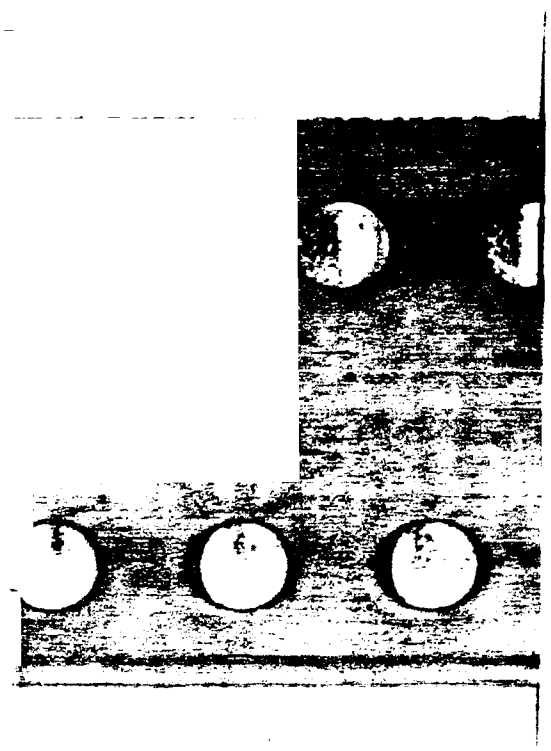
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

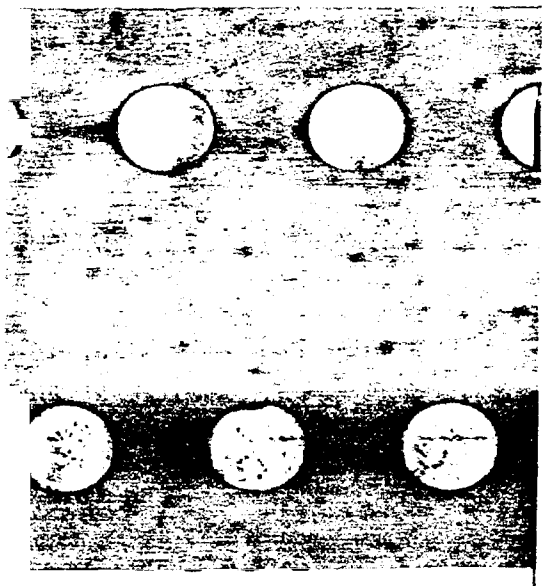
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J E Poole and Judy Poole, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

WITNESS my hand and official seal at office, on this the 13th day of April, 1989.

George W. Pickens
NOTARY PUBLIC

My Commission expires: 10-9-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7817 PAGE 752

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
235000.00
CON TX 775.50
PRFEE 0.50
WDEED 12.00
TOTAL 788.00
CHECK 788.00

04/14/89 01 16:07 0001 5998
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25122

IDENTIFICATION

APR 14 4 07 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 200379