FILE BOX 57

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

BOOK 7959 PAGE 946

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Earl H. Dunn
Affiant

Subscribed and sworn to before me this 12th day of October, 1989.

Notary Public

My commission expires:

My Commission Expires Nov. 21, 1992

7 3 6 9 6

IDENTIF. TREFERENCE

Oct 12 3 05 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

**WARRANTY DEED**

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| **Address New Owner:** | **Send Tax Bills To:** | **Map & Parcel No.** |
|---|---|---|
| **Earl H. Dunn, etux**<br>**6 Northumberland**<br>**Nashville, TN 37215** | **NEW OWNER** | **Map 130-12-0-A**<br>**Parcel 19** |

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**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00),** cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK W. BLAIR, JR.** (the "Grantor)", has bargained and sold, and by these presents does hereby transfer and convey unto **EARL H. DUNN and wife, BARBARA D. DUNN** (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. 19 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 Frank W. Blair, Jr., by quit claim deed from Mary Elizabeth H. Blair, of record in Book 7486, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1989, which have been prorated between the parties and are assumed by the Grantees.

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. 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 6513, page 884, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 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 Grantees, their heirs, successors and assigns forever.

And the Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, have 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 heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 12th day of October, 1989.

Frank W. Blair, Jr.

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank W. Blair, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12th day of October, 1989.

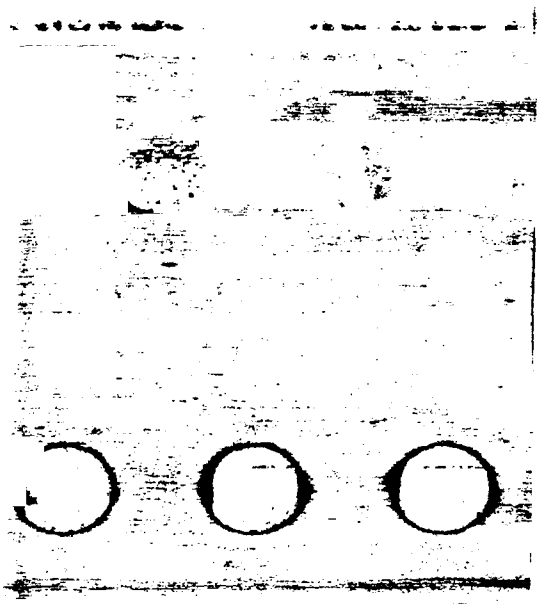
NOTARY PUBLIC

My Commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

5306 10/12 0101 03CHECK 2303.50





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

**BOOK 7959 PAGE 949**

| | | |
|---|---|---|
| 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 695000.00
CON TX 2293.50
PRFEE 1.00
RECORDED 9.00
TOTAL 2303.50
CHECK 2303.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/12/89 01 15:08 0001 5306

73696

IDENTIF. TREFERENCE

OCT 12 3 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 257472