FILE BOX 57

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

BOOK 10005 PG 876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of April, 1996.

Notary Public

My commission expires:
My Commission Expires JAN. 25, 1997

96 APR -4 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0168158
IDENTIF. ↑ REFERENCE

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
James A. Massey **30 Inveraray** **Nashville, TN 37215**	**Same**	**Map: 130-12A** **Parcel: 33**

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, **Rene' Brandon,** a single person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James A. Massey** (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 33 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rene' Brandon, by deed from Jane C. Grams of record in Book 9586, Page 162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1996, 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.

4. Rights reserved to Northumberland Homeowners Association in the deed of record in Book 7109, Page 386, Register's Office for Davidson County, Tennessee and being a Perpetual easement ten (10) foot in width across the rear portion of the Lot for the purpose of erecting and maintaining a boundary fence to enclose Northumberland together with a perpetual right of reasonable ingress and egress across the Lot for the purpose of maintaining the fence, provided the Association restores the real estate to its conditions subsequent to any ingress or egress by the Association.

5. Boundary fence lying on the rear of the Lot is common property owned in common by all Northumberland Lot owners.

This is improved property known as 30 Inveraray, Nashville, Davidson County, Tennessee, 37215.

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 and assigns forever.

And the Grantor does covenant with the said 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 heirs, successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 28, 1996.

Rene' Brandon

CITY OF TORONTO
PROVINCE OF ONTARIO CANADA

BOOK 10005 PG 879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PROVINCE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rene' Brandon**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 29th day of March, 1996.

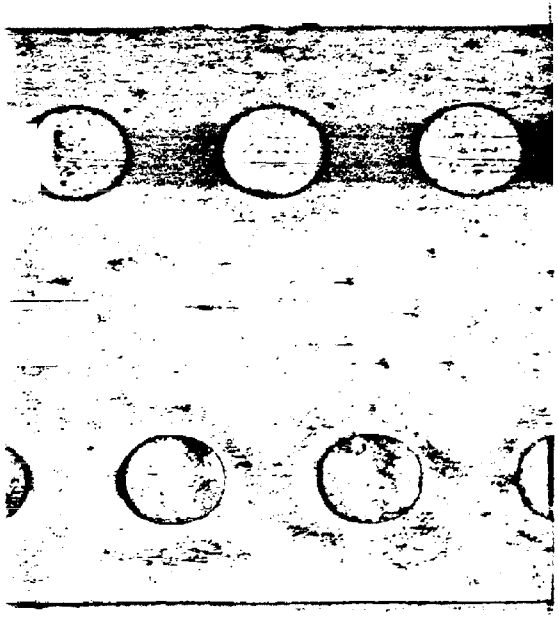
NOTARY PUBLIC

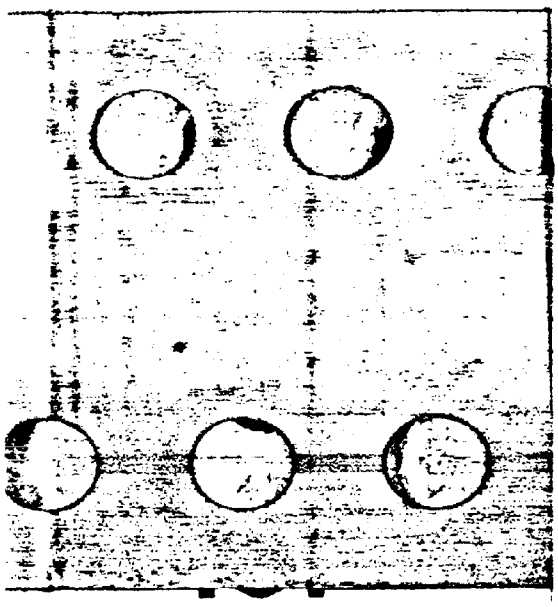
My Commission expires: N/A

gen.dir\brandon.ded

FLAVIO J. BATTISTON
BARRISTER & SOLICITOR
1013 WILSON AVENUE, SUITE 202
NORTH YORK, ONTARIO M3K 1G1

7055 04/04 0101 03CHECK 3069.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10005 PG 880

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

CAMT
825000.00

CON TX	3052.50
PRFEE	1.00
WDEED	16.00
TOTAL	3069.50
CHECK	3069.50

04/04/96 01 16:03 0001 7055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168158
IDENTIF. ↑ REFERENCE

96 APR -4 PM 4:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025046