ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Frank J. Spalluzzi	same	143-2-A-23
(NAME)	(NAME)	
3164 Hillsboro Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

I, John R. Beesley, III, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey without the joinder of any beneficiary, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Frank J. Spalluzzi

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed of record at Book 6101, page 789, said Register's Office.

This conveyance is subject to 1986 property taxes, the limitations shown on the plan of record at Book 5200, pages 751, 752 and 753, said Register's Office, declaration of covenants, conditions, restrictions, limitations, easements and rights of liens and/or assessments containted in instruments of record at Book 6274, page 148, Book 5380, page 357, Book 5120, page 199 and Book 5120, page 208, said Register's Office, and to easements at Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892 and Book 5102, page 956, said Register's Office.

This is unimproved (X) ( ) property, known as 544 Harpeth Trace Dr., Nashville, Tn. 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of January, 19 86.

John R. Beesley III Trustee

JOHN R. BEESLEY, III, TRUSTEE

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Beesley, III, Trustee

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 9th day of January, 19 86.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank J. Spalluzzi

Sworn to and subscribed before me
this 9th day of January, 19 86.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

SEE WARRANTY DEED 7.48 00
FROM JOHN R. BEESLEY, III, TRUSTEE
TO Frank J. Spalluzzi
IDENTIFICATION REFERENCE

FEB 7 10 31 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

RUSH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.48000

IDENTIFICATION REFERENCE

FEB 7 10 31 AM 86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 217671