bo48/g

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Lloyd E. Guiliani Jr.
927 Beech Bend Drive
Nashville, TN. 37221

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 156-2
PARCEL 114
9D-61376

WARRANTY DEED

BOOK 6839 PAGE 349

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Neil C. Frazee and wife, Barbara R. Frazee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lloyd E. Guiliani Jr. and wife, Robin L. Guiliani hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 614 on the plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111 and amended in Book 5051, page 89, Register's Office for said County.

SAID Lot No. 614 fronts 110 feet on the southeasterly margin of Beech Bend Drive and extends back 115.2 feet on the northeasterly line and 167 feet on the southwesterly line to a broken line in the rear, measuring 125.5 feet thereon.

BEING the same property conveyed to Neil C. Frazee and wife, Barbara R. Frazee by deed from C & S Builders, Inc., of record in Book 5431, page 740, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5051, page 92, amended in Book 5197, page 123 and further amended in Book 5228, page 718, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 927 Beech Bend Drive, Nashville, TN. 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of April, 19 86

Barbara R. Frazee

Neil C. Frazee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of April, 19 86 before me personally appeared Neil C. Frazee and wife, Barbara R. Frazee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5839 PAGE 350

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 1986.

My Commission Expires: 11-1-87

Notary Public

WARRANTY DEED

from:
il C. Frazee and wife, Barbara R.
azee

to:
oyd E. Guiliani Jr. and wife,
bin L. Guiliani

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN
Apr 25 3 40 PM '86

IDENTIFI REFERENCE

95064

PERCY WILKINS, JR.
and
HRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ille, Tennessee 37215-0157

TN-24777

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 351

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

72000.00- CAMT
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
7298A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9506064

IDENTIFICATION REFERENCE

APR 25 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241289