FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6912 PAGE 257

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Charles V. Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES: 4/6/89

(AFFIX SEAL)

NOTARY PUBLIC
A. NICHOLS
LARGE
TENN.

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME & ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	TAX PARCEL NUMBERS
Charles V. Mullins (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 136-14
521 Castlegate Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 37
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	2D62685

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fortunato Persechini and wife, Frances Persechini

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles V. Mullins and wife, Alice J. Mullins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 37 on the Plan of Castlegate Subdivision, Section 1, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fortunato Persechini and wife, Frances Persechini, by deed from Jerry I. Threlkeld and wife, Ann A. Threlkeld, of record in Book 6249, page 761.

This conveyance is subject to Restrictive Covenants of record in Book 4649, Page 295, Register's Office for said County.

Power of attorney of record in Book 6912, Page 255, Register's Office for said County.

TENNESSEE REAL ESTATE TRANSFER TAX PAID $ 87.00 JUN 30 11 23 AM '86 FEDERAL DOCUMENTARY STAMP TAX PAID

8 6 - 0 4 1 5 4

unimproved ( ) property, known as 521 Castlegate Drive, Nashville, TN 37217
s improved (XX)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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. Wherever 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 hand s this 27th day of June, 1986

Frances Persechini

Fortunato Persechini by Frances Persechini Atty in fact

BOOK 6912 PAGE 258

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 Frances Persechini (or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27th day of June 19 86.

Commission expires 7/17/88

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (themselves) to be the and the respectively of the the within named bargainor, and corporation, and that (he) as such (they) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said and attesting the same by the said as such as such.

Witness my hand and official seal at office in on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Fortunato Persechini
Frances Persechini

TO

Charles V. Mullins
Alice J. Mullins

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY N. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 Frances Persechini, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Fortunato Persechini as his Attorney in Fact as the free act and deed of the within named Frances Persechini.

Witness my hand and offical seal at Nashville, Tennessee the 27th day of June, 1986.

My Commission Expires 7/17/88

Notary Public

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

07C[illegible] .10- [illegible] PAID
243.6[illegible] [illegible]TAX
.50 [illegible]
6.00 [illegible]
[illegible] 250.1[illegible]-
51:2A07/09/86 [illegible] .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8674

IDENTIFICATION REFERENCE

9 2 33 PM '86

JUL [illegible]

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 268531