BOOK 7007 PAGE 218

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF October, 1986

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 9, 1989
(AFFIX SEAL)

Ted A. Burkhalter
Attorney At Law
NAME

THIS INSTRUMENT WAS PREPARED BY Suite 303 Centennial Plaza, 110 Twenty-Ninth Avenue North, Nashville, Tennessee 37203
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Bearden et ux (NAME)	same as owner (NAME)	143-2A-20
556 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9DZ 72947
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Frank J. Spalluzzi, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Bearden and wife, Laura Massey Bearden,

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. 20 on the Plan of Harpeth Trace Estates, Section III, as of record in Book 5200, pages 751, 752 and 753, Register's Office for said County, to which plan reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Grantor by deed from John R. Beesley, III, Trustee, of record in Book 6779, page 267, said Register's Office.

THIS CONVEYENCE is made subject to 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 contained 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.

5 1 9 1 5

IDENTIFICATION REFERENCE

Oct 10 4 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known 556 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 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. 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 my hand this 10th day of October, 1986

FRANK J. SPALLUZZI

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK J. SPALLUZZI

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, Tennessee, this TENTH day of OCTOBER 19 86.

Commission Expires My Commission Expires July 6, 1989

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

FRANK J. SPALLUZZI

TO

JOHN B. BEARDEN
and wife
LAURA MASSEY BEARDEN

556 Harpeth Trace Drive

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
110 Twenty-Ninth Avenue North
Nashville, Tennessee 37203

(615) 329-3604

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

212000.00- CAMT
593.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 600.10-
314 A 10/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 9 1 5

IDENTIFICATION/REFERENCE

Oct 10 4 24 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 305791