BOOK 7055 PAGE 405

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Dale H. Mullin, Inc. | Same | Map 143-2A |
| P.O. Box 50647 (NAME) | (NAME) | Parcel 14 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | (STREET ADDRESS) (CITY) (STATE) (ZIP) | |

Mortgagee-Union Planters National Bank

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, Frances Anne Varallo, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H. Mullin, Inc., a Tennessee corporation

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. 14 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 the same property conveyed to Frances Anne Varallo by deed from John R. Beesley, III, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey without the joinder of any beneficiary, of record in Book 6480, page 750, said Register's Office.

The above property is conveyed subject to the following:

1. Easement for Access Roads, Reservoir and pumping station site and water mains and appurtenances, of record in Book 5099, page 783, said Register's Office.
2. Water mains and appurtenances easement, of record in Book 5142, page 690, said Register's Office.
3. Water mains and appurtenances easement, of record in Book 5142, page 694, said Register's Office.
4. Easements of record in 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 6380, page 201 and Book 6407, page 892, said Register's Office.
5. Declaration of covenants, conditions, restrictions, easements, rights of liens and or rights of assessments and limitations and or rights pertaining thereto as specified in instruments of record in Book 6274, page 148, and Book 5380, page 357, said Register's Office, including those contained in instruments for Harpeth Trace Services Association of record in Book 5120, page 918 and Book 5120, page 208, said Register's Office.
6. All matters as shown on the Plan of record in Book 5200, pages 751, 752 and 753, said Register's Office.
7. Overpass Construction Agreement, of record in Book 5102, page 956, said Register's Office.

This is ~~improved~~ unimproved (XX) property, known as (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 successors, assigns 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 29th day of December, 1986

Frances Anne Varallo

Form 3

BOOK 7085 PAGE 406

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 Anne Varallo 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 29 day of Dec., 1986

Commission Expires: 10/3 4/88

Notary Public

STATE OF )

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 this oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Frances Anne Varallo,

unmarried person

TO

Dale H. Mullin, Inc.,

Tennessee corporation

98 DEC 30 PM 12:21

RETURN TO:

Dearborn & Ewin

ATTORNEYS

NASHVILLE, TENN.

76095

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $35,000.00

Subscribed and sworn to before me this 29 day of Dec., 1986

My Commission Expires: 10/3 4/88

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 407

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

77605

IDENTIFICATION REFERENCE

Dec 30 12 06 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No 27956