THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Larry J. Bailey, et ux
429 Harwell Drive
Hermitage, TN 37076

MORTGAGEE:
Fleet Mortgage Corporation
P.O. Box 1561
Milwaukee, Wisconsin 53201

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
075-14-0 105.00
Field Book No. 04D04495

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Robert L. Vaughn and wife, Penelope P. Vaughn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry J. Bailey and wife, Kathy L. Bailey,** 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. 12 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for Davdison County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Robert L. Vaughn and wife, Penolope P. Vaughn by virute of a deed from F. E. Stratton, Jr., and wife, Bettie S. Stratton, as of record in Book 4322, page 253, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company, as of record in Book 4322, page 255, Register's Office for Davidson County, which has been assigned to Fleet Mortgage Corporation by an unrecorded instrument, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 429 Harwell Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4182, page 78, and easements, covenants and conditions as shown on the Plan of record in Book 3700, page 148, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled be-

tween the parties and will be paid by the Grantees.

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 our hands this 26 day of February, 1987.

Robert L Vaughn
ROBERT L. VAUGHN

Penelope P. Vaughn
PENELOPE P. VAUGHN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Vaughn and wife, Penelope P. Vaughn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of February, 1987.

Michelle H Crider
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 81,263.00.

AFFIANT

Subscribed and sworn before me this 26th day of February, 1987.

Michelle H Crider
NOTARY PUBLIC

My Commission Expires: 6-18-90

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

CASH
CHECK 250.6
.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.6.9.0.

IDENTIFICATION REFERENCE

MAR 2 [illegible] 87

No. 51277