BOOK 7294 PAGE 769 Feb 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,508.01

J. Timothy Bagwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 19 87

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 10/1/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates One Burton Hills Blvd., S-220, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Timothy Bagwell (NAME)	Barclays American Mortgage Corp. (NAME)	156-02
928 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P. B. Box 31726 (STREET ADDRESS)	116
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina 28231 (CITY) (STATE) (ZIP)	09D 61514

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, Clarence L. Altieri and Bonnie L. Altieri, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Timothy Bagwell and Kelly J. Newell, his wife,

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. 616 as shown 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 Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clarence L. Altieri and wife, Bonnie L. Altieri by deed from C & S Builders, Inc. of record in Book 5668, Page 706, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5051, page 92, Book 5197, page 123 and Book 5228, page 718 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6959, page 498, Register's Office for Davidson County, Tennessee in the original principal amount of $84,941.00.

"This conveyance is made subject to that Deed of Trust recorded in Book 6959, page 498 of the Davidson County Registry. In accepting this Deed, the Grantees herein, as part of the consideration for this transfer, hereby assume all obligations of the Note and Deed of Trust referred to above and further agree to indemnify the Veterans Administration to the extent of any claim arising from the Guaranty of insurance of the said loan indebtedness.

This is unimproved ( ) improved (X) property, known as 928 Beech Bend Drive, Nashville, TN 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 their hands this 9th day of July, 19 87

Clarence L. Altieri
Clarence L. Altieri

Bonnie L. Altieri
Bonnie L. Altieri

STATE OF TENNESSEE
Davidson County

BOOK 7294 PAGE 770

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence L. Altieri and wife, Bonnie L. Altieri

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, A. D. 19 87.

Commission expires 10/1/87

M. Edwin Norton
Notary Public

STATE OF TENNESSEE
Davidson County

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 (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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Clarence L. Altieri and wife,
Bonnie L. Altieri

TO
J. Timothy Bagwell and wife,
Kelly J. Newell

IDENTIFI REFERENCE

45099

JUL 13 11 48 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 771

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

89508.01- CAPT.
250.60 CSTAX
.50 PRFEE
6.00 MORT
CHECK 257.10-
9146A07/13/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45099

IDENTIFT REFERENCE

JUL 13 11 49 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.103332