FORM NO. WD-1

BOOK 5820 PAGE 415

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,853.98

Susan A. Kirchmeier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 81.

John V. Dejarnette
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN A. KIRCHMEIER (NAME)	The Lomas & Nettleton Company (NAME)	5DU-60102
112 Valley Way Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box #1056 (STREET ADDRESS)	162-6-203
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, STEPHEN M. CAPOGNA and wife, CHRISTINE A. CAPOGNA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN A. KIRCHMEIER, Unmarried,

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:

LAND in Davidson County, Tennessee, being Lot No. 75 on the plan of Valley Green, of record in Book 4460, pages 96 and 97, Register's Office for said County.

SAID Lot No. 75 fronts 92.0 feet on the easterly margin of Valley Way and extends back 132.37 feet on the northerly line and 134.09 feet on the southerly line to a dead line in the rear, measuring 65.0 feet thereon.

BEING the same property conveyed to Stephen M. Capogna and wife, Christine A. Capogna, by deed from Kenneth Turner and wife, Frances Turner, of record in Book 5233, page 812, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4622, page 277, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 The Lomas & Nettleton Company of record in Book 5233, page 814, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 112 Valley Way - Nashville, Tennessee
(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 our hand s this 16th day of November, 19 81

Stephen M. Capogna
STEPHEN M. CAPOGNA

Christine A. Capogna
CHRISTINE A. CAPOGNA

STATE OF ~~TENNESSEE~~ MASSACHUSETTS
~~Davidson~~ County of MIDDLESEX

BOOK 5820 PAGE 416

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN M. CAPOGNA and CHRISTINE A. CAPOGNA,

the bargainors, 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 BEDFORD, Mass., ~~Tennessee~~, this 13th day of November 1981.

Commission expires Nov. 8, 1985

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

STEPHEN M. CAPOGNA and wife,

CHRISTINE A. CAPOGNA

TO

SUSAN A. KIRCHMEIER, unmarried

G 6 8 7 0 1

T
IDENTIF. REFERENCE

Nov 18 12 22 PM '81

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

(iw)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

3858 11/18 144.34- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5820 PAGE 417

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

52853.98- CO
137.54 CO TX
.50 PRFEE
6.00 WDEED.
CHECK 144.04-
8853A11/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.6870 I:

IDENTIF. REFERENCE

Nov 18 12 22 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 853934