Bdy 30

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,691.96

Daniel J. Cappannari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 83

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL J. CAPPANNARI (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 155-16
5090 Moss Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 (STREET ADDRESS)	Parcel 28
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (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, ANTHONY L. SPRINGMAN and wife, COLLEEN K. SPRINGMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL J. CAPPANNARI and wife, SUZANNE CAPPANNARI

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. 36 on the Plan of PASQUO PARK SUBDIVISION, SECTION 2, as of record in Book 3600, page 77, Register's Office for said County.

Beginning on the northwesterly margin of Moss Road at the corner of Lot Nos. 36 and 37; thence with the line between said two lots, northwestwardly 193.3 feet; thence south 70 degrees 12 minutes west 131.9 feet; thence south 32 degrees 46 minutes west 108.1 feet to the corner of Reserved Parcel "A" and Lot No. 36; thence with the line between Parcel "A" and said Lot 36, southeastwardly 134.5 feet to the northwesterly margin of Moss Road; thence with the same, north 68 degrees 29 minutes east 220 feet to the beginning.

Being the same property conveyed to Anthony L. Springman and wfie, Colleen K. Springman, by deed from Joe E. Whitfield and wife, Thelma Whitfield, of record in Book 5443, page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictions of record and Deed of Trust, executed by Anthony L. Springman and wife, Colleen K. Springman to Merchantile Mortgage Corporation, of record in Book 5443, page 216, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5090 Moss Road, 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 15th day of April, 19 83

Anthony L. Springman
Anthony L. Springman

Colleen K. Springman
Colleen K. Springman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony L. Springman and wife, Colleen K. Springman

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 Nashville, Tennessee, this 15th day of April 19 83

Commission expires January 19, 1986

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
ANTHONY R. SPRINGMAN and wife,
COLLEEN K. SPRINGMAN

TO
DANIEL J. CAPPANNARI and wife,
SUZANNE CAPPANNARI

H 42635 RUSH

IDENTIF. REFERENCE

APR 19 2 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

04/19 805.90 [illegible]

1227

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6040 PAGE 420

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76691.96- CO	
			195.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 205.92-	
			1227A04/19/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 6 3 5

IDENTIF. REFERENCE

APR 19 2 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942926