BOOK 6858 PAGE 702

STATE FORM NO. WD-1

File # 18002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$57,000.00 Erica M. Rintz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERICA M. RINTZ (NAME)	Capitol Mortgage Corporation (NAME)	MAP 72-3
1304 Greenfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PAR 327
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	15DZ-9725

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, JAMES DOUGLAS FLATT and wife, SUZANNE FLATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICA M. RINTZ, 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. 3 on the unrecorded Map of the Nashville Trust Co.'s Resubdivision of Lots 1 and 2 and a 30 foot strip lying along the westerly side of Lot No.1 and the plan of a part of the Mora Sharpe Lands,as of record in Book 547, page 114,Register's Office for said County,described as follows:
BEGINNING at a point in the southerly margin of Greenfield Avenue at the common corner of Lots 2 and 3 on the original plan;thence with the line between said lots,200 feet to a dead line;thence with the dead line,westerly 44 feet to a point which is 6 feet east of the original common corner of Lots 1 and 2 on the said Mora Sharpe Plan; thence northeastwardly 200 feet to the southerly margin of Greenfield Ave., which point is 20 feet east of the common corner of Lots 1 and 2 aforesaid, being the northwest corner of Lot No. 3 on the unrecorded plan mentioned above; thence with the margin of said Greenfield Ave., southwesterly 70 feet to the point of beginning. (The above lot being a part of Lot 2 on the Plan of Mora Sharpe Lands and is Lot 3 on the unrecorded Map of the Nashville Trust Co.'s resubdivision of Lots 1 and 2 and 30 foot strip mentioned above.

01364
IDENTIFICATION REFERENCE
MAY 16 9 37 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 1304 Greenfield Avenue, Nashville, TN 37206
(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 25th day of April, 19 86

JAMES DOUGLAS FLATT

SUZANNE FLATT

STATE OF TENNESSEE }
Davidson County }

BOOK 6858 PAGE 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DOUGLAS FLATT and wife, SUZANNE FLATT

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 19 86.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JAMES DOUGLAS FLATT

TO

SUZANNE FLATT

ERICA M. RINTZ

Saturn & Mazer, Attorneys
Row 1
Box 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6858 PAGE 701

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

57000.00- CAMT.
148.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
4757A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01364

IDENTIFICATION REFERENCE

MAY 16 9 27 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 248562