IDENTIFICATION REFERENCE
JUN 3 1 07 AM '87
3241 5

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

RUS

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
ANTHONY J. CAPPUCCILLI, ET UX 248 Cedarmont Circle Nashville, TN 37211	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 173-1 Parcel 115

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DAVID N. THOMAS and wife, BRENDA H. THOMAS, do hereby transfer and convey unto ANTHONY J. CAPPUCCILLI and wife, NANCY R. CAPPUCCILLI a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Monte Carlo, Section II-C, of record in Book 5200, Page 66, Register's Office for said County.

SAID Lot No. 9 fronts 71 feet on the southerly margin of Cedarmont Circle and runs back 131.42 feet on the easterly line, and 132.80 feet on the westerly line, to a line in the rear, measuring 84.08 feet thereon.

BEING the same property conveyed to David N. Thomas and wife, Brenda H. Thomas by deed from Central Builders, Inc. of record in Book 5436, Page 20, Register's Office of Davidson County, Tennessee.

The last known recorded instrument relating to said property is a Deed of Trust of record in Book 5436, Page 23, of said Register's Office.

This is improved real property known as 248 Cedarmont Circle, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ANTHONY J. CAPPUCCILLI and wife, NANCY R. CAPPUCCILLI, their heirs, successors and assigns forever.

The undersigned covenant with the said ANTHONY J. CAPPUCCILLI and wife, NANCY R. CAPPUCCILLI, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Monte Carlo Subdivision, Section 2-C, of record in Book 5200, Pages 66, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenatns of record in Book 5304, Page 888, said Register's Office.

Except as herein stated, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said ANTHONY J. CAPPUCCILLI and wife, NANCY R. CAPPUCCILLI, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29th day of May, 1987.

David N. Thomas
DAVID N. THOMAS

Brenda H. Thomas
BRENDA H. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna R Sharp, a Notary Public in and for said State and County, DAVID N. THOMAS AND WIFE, BRENDA H. THOMAS, the within named the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $73,900.00.

Anthony J. Cappuccilli
AFFIANT

Sworn to and subscribed before me this 29th day of May, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7256 PAGE 436

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

73900.00- CAMT.
206.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 213.42-
4658A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32415.

IDENTIFI REFERENCE

JUN 3 [illegible] AM '87

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 89054