file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph Lynn Carrere, Sr. 172 Wheeler Avenue Nashville, TN 37211	Capitol Mortgage Corporation 1100 Kermit Drive, Suite 206 Nashville, TN 37217	MAP 133-7 PARCEL 201 6DA-56710

WARRANTY DEED

BOOK 7339 PAGE 661

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald Leonard Calabrese and wife, Frances Ann Schings Calabrese hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Lynn Carrere, Sr. and Janet R. Jacobs, both unmarried, as joint tenants with rights of survivorship, hereinafter called the Grantee, Grantee's 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. 21 on the plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for said County.

SAID Lot No. 21 fronts 97.0 feet on the northerly margin of Wheeler Avenue and extends back 184.1 feet on the easterly line and 201.9 feet on the westerly line to a broken line in the rear, measuring 100.7 feet thereon.

Being the same property conveyed to Gerald Leonard Calabrese and Frances Ann Schings by deed from Sharon Lynn Foster of record in Book 6603, page 899, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2708, page 370, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Gerald Leonard Calabrese and wife, Frances Ann Schings Calabrese by June E. Cashmore as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said Attorney in Fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

6084 0 IDENTIFICATION AUG 31 1 40 PM DAVIDSON COUNTY, TN

This is (X) improved property, known as 172 Wheeler Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of August, 19 87.

Frances Ann Schings Calabrese
Frances Ann Schings Calabrese
BY: June E. Cashmore, Attorney in Fact

Gerald Leonard Calabrese
Gerald Leonard Calabrese
BY: June E. Cashmore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 19 87, before me personally appeared ~~Gerald~~ Calabrese Leonard Calabrese and wife, Frances Ann Schings, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7339 PAGE 662

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 61,000.00.

Joseph Lynn Carrere, Jr.
Affiant

Subscribed and sworn to before me, this the 26th day of August, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June E. Cashmore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Gerald Leonard Calabrese and Frances Ann Schings Calabrese as their Attorney in Fact as the free act and deed of the within named Gerald Leonard Calabrese and Frances Ann Schings Calabrese.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1987.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Gerald Leonard Calabrese and wife,
Frances Ann Schings Calabrese

to:
Joseph Lynn Carrere, Sr. and Janet R. Jacobs, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26889

EXHIBIT "A"

BOOK 7339 PAGE 663

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

June E. Cashmore

Affiant

June E. Cashmore

Sworn to and subscribed before me this 26th day of August, 19 87.

Notary Public

My Commission Expires: 10-22-88

PATTY WILKINS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 664

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

610[illegible].00- CAMT.
170.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 180.30-
7492A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60840

IDENTIFICATION REFERENCE

AUG 31 1 40 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11285