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FILE IN BOX #4

FORM NO. WD-1

#87-12-27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1987

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DANIEL M. CAPITEL (NAME)	FIRST TENNESSEE BANK, N.A. (NAME)	MAP 129-12
950 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	PARCEL 078
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FB#: 07DZ-36231

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, LEONARD CAPITEL and wife, KATIE F. CAPITEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL M. CAPITEL, 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:

BEING Lot No. 82 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 82 fronts 101.37 feet on the easterly side of Percy Warner Boulevard and runs back between parallel lines 150.0 feet to the L & N Railroad right-of-way measuring 98.63 feet thereon.

BEING the same property conveyed to Leonard Capitel and wife, Katie F. Capitel, by Deed from Henry S. Sadlo and wife, Jewel R. Sadlo, of record in Book 4104, Page 302, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3466, Page 89; made applicable by instrument of record in Book 3577, Page 511; and Book 3702, Page 465; Book 3766, Page 351; and Book 3770, Page 81, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

9.50 I.I. IDENTIFICATION REFERENCE

JAN 4 2 20 PM '88

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is (unimproved) (XX) property, known as 950 Percy Warner Boulevard, Nashville, Tennessee 37205
(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 31st day of December, 19 87

Leonard Capitel
LEONARD CAPITEL

Katie F. Capitel
KATIE F. CAPITEL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, PETER WEISS, a Notary Public in and for said County and State, the within named LEONARD CAPITEL and wife, KATIE F. CAPITEL

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 31st day of December, 19 87.

Notary Public

Commission Expires November 10, 1991

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
LEONARD CAPITEL and wife, KATIE F. CAPITEL

TO
DANIEL M. CAPITEL, unmarried

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

5438 01/04 0101 03CHECK 218.50

OFFICIAL RECEIPT

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

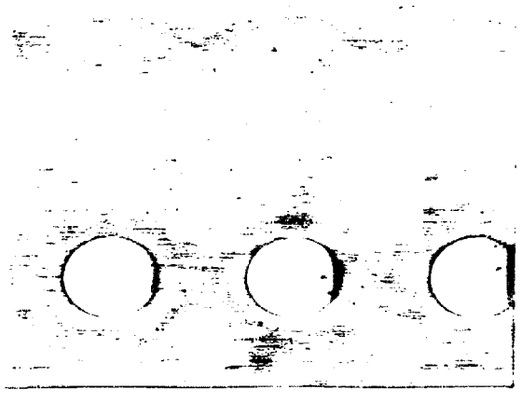
RECEIVED OF _____

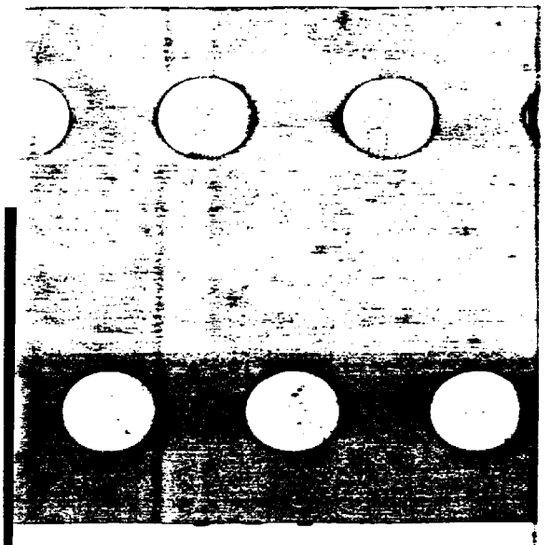
FOR _____

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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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	75000.00
CON TX	210.00
PRFEE	0.50
WDEED	6.00
TOTAL	216.50
CHECK	216.50

01/04/88 01 14:22 0001 5438

95211

IDENTIFICATION REFERENCE

JAN 4 2 20 PM '88

DAVIDSON COUNTY, TN

No. 50485