STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000

Ronnie E. Nease Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~July~~ February, 19 86

Attest: A. W. Rogers
~~Notary Public~~ Deputy Register

~~MY COMMISSION EXPIRES:~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

Mail

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie E. Nease, Jr. (NAME)	Capitol Mortgage Corp. (NAME)	MAP 150-07
3373 Oak Trees Court (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PARCEL 521
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, Jimmy Dunn and wife Joyce P. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie E. Nease, Jr. and wife, Regina L. Nease

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. 66B of the Zone Lot Division of Lot Nos. 62, 63, 65 and 66, of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 730, amending Plat Book 5200, page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Dunn by deed from CDT Properties, of record in Book 6809, Page 52, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 730, Book 6230, page 385, Book 6063, page 351, and Book 6112, page 546, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ronnie E. Nease, Jr. and wife Regina L. Nease and Jimmy Dunn and wife Joyce P. Dunn, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation dated March 14, 1986, and filed for record in Book 6809, Page 55, Register's Office for said County, with a present unpaid principal balance of approximately $ _____, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 3373 Oak Trees Court, Antioch, TN 37013
(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 heir 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 covey 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 18th day of July, 1986

Jimmy Dunn

Joyce P. Dunn

Joyce P. Dunn is joining in the conveyance to convey any and all marital rights she may have to subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7460 PAGE 143

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Dunn and wife Joyce P. Dunn

(or proved to me on the basis of satisfactory evidence)

the bargainor s, 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 18th day of July 1986

Commission expires [redacted] 7-17-1988

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who

(or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

Jimmy Dunn

TO

Joyce P. Dunn

Ronnie E. Nease, Jr. and wife,

Regina L. Nease

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

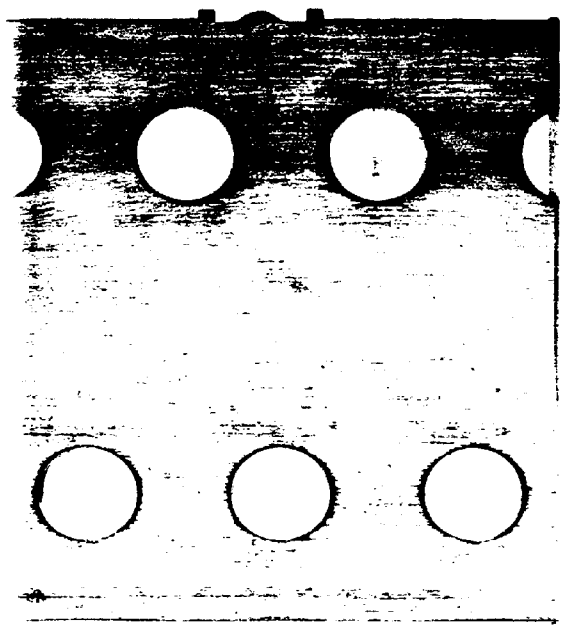
40.1 3025 02/01 0101 03CHECK

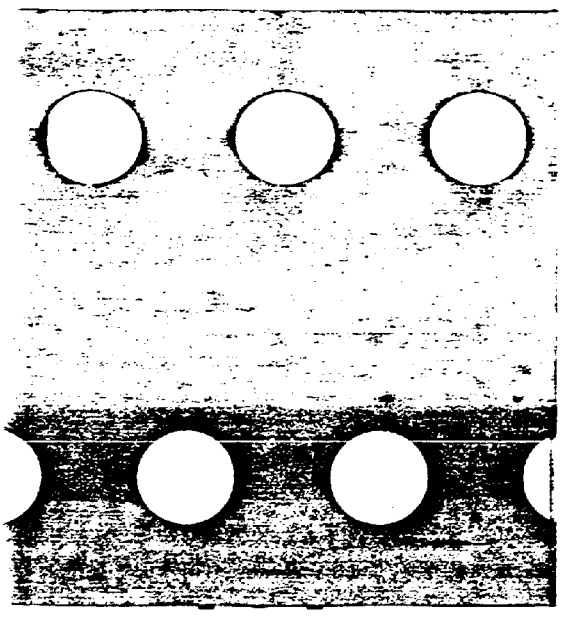
DAVIDSON COUNTY, TN
86 AUG 11 AM 11 57

IDENTIFICATION REFERENCE

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

87 9 10 7 8





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7460 PAGE 144

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

CAMT 12000.00
CON TX 33.60
PRFEE 0.50
MDEED 6.00
TOTAL 40.10
CHECK 40.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/88 01 12:07 0001 3025

0 1 6 7 8

IDENTIFICATION REFERENCE

FEB 1 11 57 AM '88

DAVIDSON COUNTY, TN

No. 57905