BOX 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James G. Culwell	Sovran Mortgage Corporation	155-16
5090 Moss Road		028
Nashville, TN 37221	1512 Willow Lawn Drive	09D 55655
	Richmond, VA 23230-3479	

BOOK 7922 PAGE 506

WARRANTY DEED

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, Suzanne Cappannari, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James G. Culwell and wife, Debra A. Culwell

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. 36 on the plan of Section Two Pasquo Park, of record in Book 3600, page 77, Register's Office for said County.

SAID Lot No. 36 fronts 220.0 feet on the northerly margin of Moss Road and extends back 134.5 feet on the westerly line and 193.3 feet on the easterly line to a broken line in the rear, measuring 240.0 feet thereon.

BEING the same property conveyed to Daniel T. Cappannari and wife, Suzanne Cappannari by deed from Anthony L. Springman and wife, Colleen K. Springman of record in Book 6040, page 418, said Register's Office. Daniel T. Cappannari and Suzanne Cappannari have since divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88D-4289, dated February 23, 1989. Said Docket has divested property out of Daniel J. Cappannari and has solely divested property into Suzanne Cappannari.

The property herein conveyed is subject to restrictive covenants of record in Book 3870, page 12, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (an) unimproved property, known as 5090 Moss Road, Nashville, TN 37221.

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 23rd day of August, 1989.

Suzanne Cappannari
Suzanne Cappannari

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of August, 1989, before me personally appeared Suzanne Cappannari, unmarried, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE
CHRISTY WILKINS
STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 88,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of August, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:
Suzanne Cappannari, unmarried

to:
James G. Culwell and wife, Debra A. Culwell

299-05 SCHEDULE TOTO 08/24 6026

DAVIDSON COUNTY, TN

Aug 24 3 23 PM '89

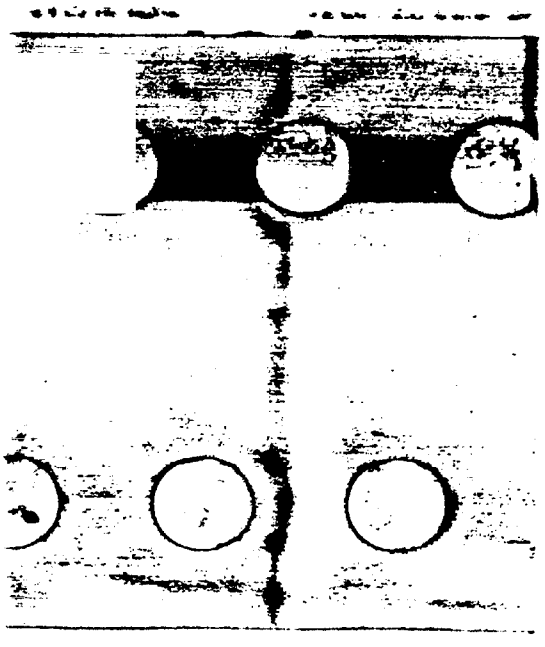
IDENTIFICATION REFERENCE

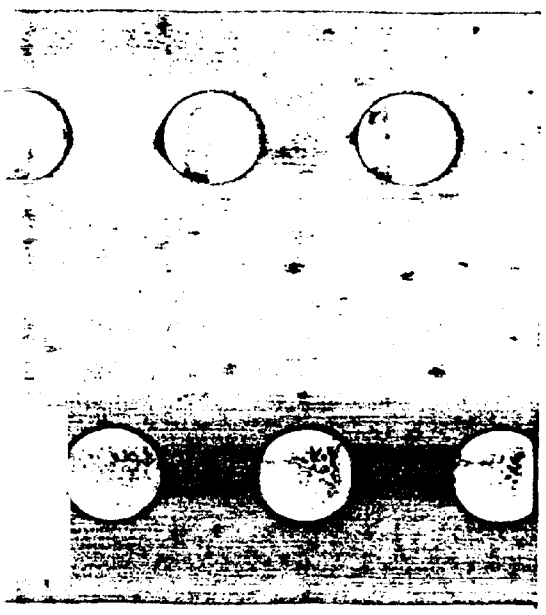
WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

68509

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7922 PAGE 508

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 88500.00
CON TX 292.05
PRFEE 1.00
WDEED 6.00
TOTAL 299.05
CHECK 299.05

08/24/89 01 15:25 0001 9029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60589

IDENTIFICATION REFERENCE

AUG 24 3 23 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 242257