FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$77,250.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File # 25153
Loan # 4661871

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOSEPH F. CATIGNANI, JR. (NAME) | BancBoston Mortgage Corporation (NAME) | MAP 41-15 |
| 1224 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER) | 7301 Baymeadows Way (STREET ADDRESS) | PAR 22 |
| Nashville, TN. 37207 (CITY) (STATE) (PO ZIP) | Jacksonville, Florida 32256 (CITY) (STATE) (ZIP) | 12D-41095 |

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, CHARLES EDWARD BROWN and wife, MARY SUE BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH F. CATIGNANI, JR. and wife, DENISE D. CATIGNANI

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:

LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Bellshire Estates, Section 6, recorded in Book 2133, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles Edward Brown and wife, Mary Sue Brown by deed from Frank Bradford and wife, Lillie Bradford recorded in Book 2592, Page 499, Register's Office for Davidson County, Tennessee.

6 1 7, 8 7:

IDENTIFICATION REFERENCE

AUG 29 3 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0483 08/29 0101 03CHECK 261.76

This is unimproved / This is improved property, known as X 1224 Westchester Drive, Nashville, TN. 37207
(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 hand S this 25th day of August, 19 89

Charles Edward Brown
CHARLES EDWARD BROWN

Mary Sue Brown
MARY SUE BROWN

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES EDWARD BROWN and wife, MARY SUE BROWN

the bargainor s, 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 25th day of August, 19 89.

Commission Expires 3-11-91

Notary Public

**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

CHARLES EDWARD BROWN

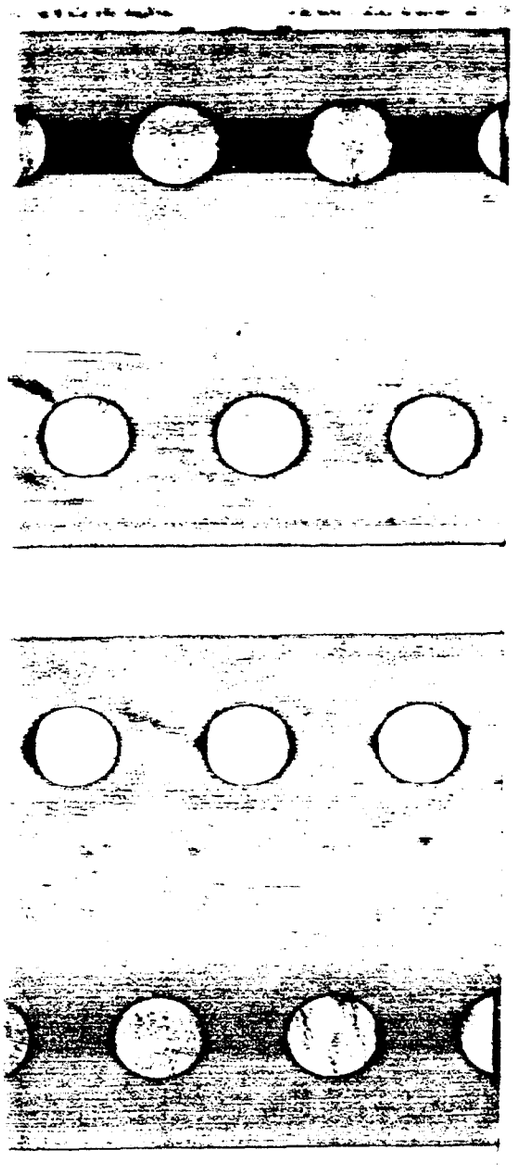
MARY SUE BROWN

TO

JOSEPH F. CAPICIANI, JR.

DENICE D. CAPICIANI

Saturn & Mazer, Attorneys
Row 1
Box 7



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7925 PAGE 735

| | | |
|---|---|---|
| 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 | 77250.00 |
| CON TX | 254.76 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 261.76 |
| CHECK | 261.76 |

08/29/89 01 15:09 0001 0487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6178?

IDENTIFI REFERENCE

AUG 29 3 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243696