BOOK 8128 PAGE 260

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Daniel J. Cappannari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June 90

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel J. Cappannari	National Mortgage Co.	162-13
(NAME) 421 Cedarmont Drive	(NAME) 4041 Knight Arnold Rd.	116
(ADDRESS) Nashville, TN 37211	(ADDRESS) Memphis, TN 38118	5DU 32180
(CITY) (STATE) (ZIP)	(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, Jeffrey L. Clowdus and wife, Susan B. Clowdus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Cappannari and Melissa Kay Mason Cappannari, his wife

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. 60 on the Plan of Section Two-A, Monte Carlo Estates, of record in Book 4955, page 45, 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 Jeffrey L. Clowdus and wife, Susan B. Clowdus by deed from Ronald F. Williams and wife, Kathy Williams of record in Book 7282, page 780, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5202, page 261, said Register's Office.

This conveyance is subject to any and all existing easments of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6718, page 38, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 57,300.00.

3.2828

IDENTIFICATION REFERENCE

JUN 11 8 50 AM '90

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 421 Cedarmont Drive, Nashville, TN 37211
(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 our hand S this 1st day of June 19 90

Jeffrey L Clowdus (By Susan B Clowdus, Atty in fact)
Jeffrey L. Clowdus

Susan B Clowdus

BOOK 8128 PAGE 261

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 Jeffrey L. Clowdus and wife, Susan B. Clowdus

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 Brentwood, Tennessee, this 1st day of June, 19 90.

Commission expires September 26, 1992

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

Jeffrey L. Clowdus and wife, Susan B. Clowdus

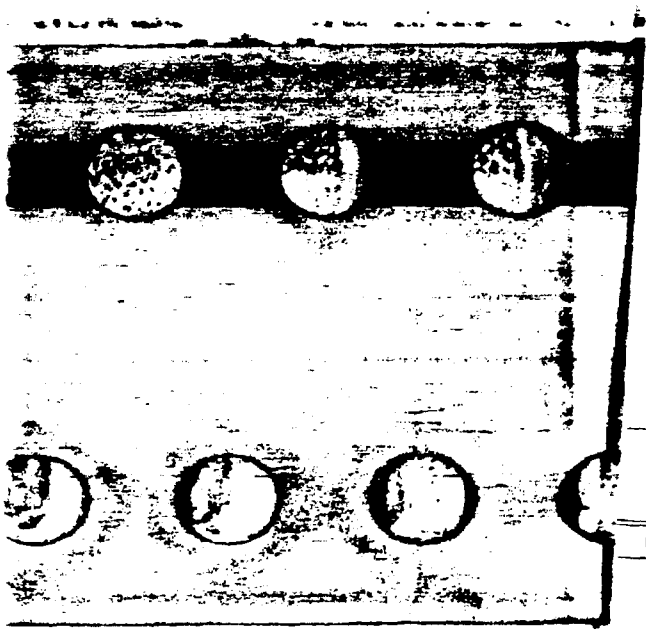
TO

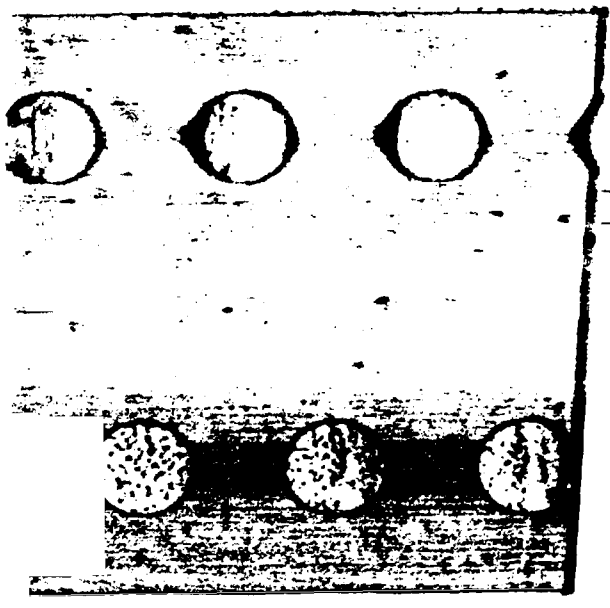
~~Daniel J. Cappannari and Melissa Kay~~ Mason

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

9098 06/11 0101 BRNWOD 23.00





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

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 262

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68500.00
CON TX	226.05
PRFEE	1.00
WDEED	6.00
TOTAL	233.05
CHECK	233.05

06/11/90 01 08:50 0001 9098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2828

IDENTIFICATION REFERENCE

JUN 11 8 50 AM '90

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 326767