THIS INSTRUMENT PREPARED BY:

mail

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 101,500.00.

David F. Loida
Affiant

Subscribed and sworn to before me this 30th day of September, 1992.

Notary Public

My Commission Expires: 1-24-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
DAVID F. LOIDA 1418 Stratton Avenue Nashville, Tennessee 37206	ATLANTIC COAST MORTGAGE 12700 Fair Lakes Circle Suite 400 Fairfax, Virginia 22033	MAP 83-5 PARCEL 407 23W 09755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 ($101,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **MARK S. CAPELL and wife, JEANNI M. CAPELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID F. LOIDA, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west half of Lot No. 6 in the Subdivision of the C.F. Ordway Home Place, a plan of which is of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 6 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 233.0 feet to an alley.

BEING the same property conveyed to Mark S. Capell and wife, Jeanni M. Capell, by deed from Minnie Jean Maloney Stacey and husband, William Paul Stacey, of record in Book 8445, page 626, Register's Office for Davidson County, Tennessee.

This is improved property known as 1418 Stratton Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of C. F. Ordway Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hand on this the 30th day of September, 1992.

Mark S. Capell by
MARK S. CAPELL
Cynthia S. Evans, Atty in Fact

Jeanni M. Capell by
JEANNI M. CAPELL
Cynthia S. Evans, Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA S. EVANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK S. CAPELL and JEANNI M. CAPELL, and acknowledged that she executed the same as the free act and deed of the said MARK S. CAPELL and JEANNI M. CAPELL.

WITNESS my hand and seal this 30th day of September, 1992.

Notary Public

My Commission Expires:
2-23-94

5258.6.

IDENTIFICATION REFERENCE

OCT 6 3 36 PM '92

WILSON II REGISTER
DAVIDSON COUNTY, TN

BLEB 10/06 0101 CHECK 384.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8750 PAGE 537

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				101500.00
			CON TX	375.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	384.55
			CHECK	384.55
10/06/92	01		15:37 0001	8189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52586.

IDENTIFICATION REFERENCE

OCT 6 3 35 PM '92

DAVIDSON COUNTY, TN

No. 577724