BOOK 8947 PAGE 834

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,296.35
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES 11-05-96
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Melodye W. Capitani (NAME)	First Investment Company (NAME)	MAP 108-080
3212 & 3214 Cedar Ridge Road (ADDRESS)	P.O. Box 749 (ADDRESS)	PARCEL 03700
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216-0749 (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, Stephen D. Ringelstein and wife, Cheryl Ringelstein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melodye W. Capitani and Christopher R. Capitani

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. 195 on the Plan of Larchwood Subdivision, Section Two, as of record in Book 5200, pages 207 and 208, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephen D. Ringelstein and wife, Cheryl Ringelstein by deed from Chris D. Harrington and Sherrie L. Craig (now Harrington) of record in Book 6688, page 777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 6032, page 696, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

2838 05/13 0101 03CHECK 258.01

This is unimproved ( ) improved (X) property, known as 3212 & 3214 Cedar Ridge Road, Nashville, Tennessee 37214
(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 3rd day of May, 19 93

Stephen D. Ringelstein

Cheryl Ringelstein

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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 Stephen D. Ringelstein and wife, Cheryl Ringelstein

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 ~~3rd~~ day of ~~May~~, 93

Commission expires _____

Notary Public

DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

19390

IDENTIFICATION REFERENCE

MAY 13 2 20 PM '93

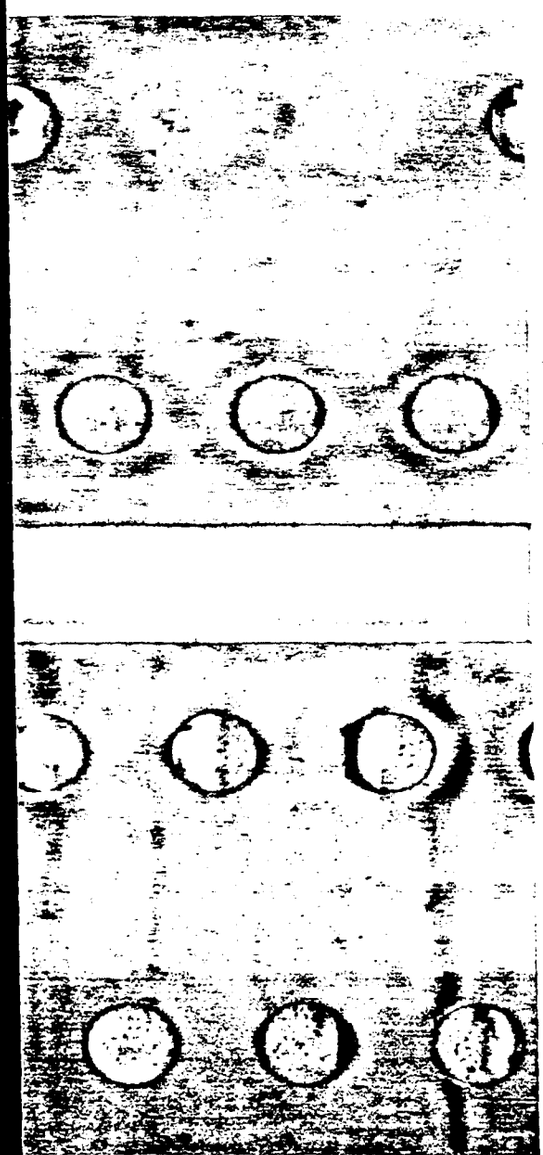
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 67296.35
CON TX 249.01
PRFEE 1.00
WDEED 8.00
TOTAL 258.01
CHECK 258.01

05/13/93 01 14:20 0001 2838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9390

IDENTIFI REFERENCE

MAY 13 2 20 PM '93

FELIX Z. WILSON, II, Register
DAVIDSON COUNTY, TN

No. 650921