WARRANTY DEED

First Title and Escrow Co., Inc.
Box #38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9565 PG 490

#12940

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER R. CAPITANI (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 150-9-A
3472 Calais Circle (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	PARCEL 183
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FIELD BOOK 2DX8810

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, TERESA J. NAGLE, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER R. CAPITANI, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 317 on the Plan of Forest View Park Section X, Phase One, as of record in Plat Book 7900, page 356, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Teresa J. Nagle, unmarried by deed from Fox Ridge Homes, Inc., a Tennessee Corporation of record in Book 9104, page 645, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7079, page 472, amended in Book 7235, page 411, made applicable in Book 8550, page 755 and Book 9029, page 978; (3) Dedication of common area of record in Book 8794, page 151; (4) Easements of record in Book 7640, page 534, Book 2244, page 13 and Book 3852, page 679; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 356, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 29, 1993, in the original principal sum of $92,288.00, payable to Sears Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 9104, page 648, said Register's Office.

95 JAN -5 PM 3:35
FELIX [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 23274

unimproved ( )
This is improved (XX) property, known as 3472 Calais Circle, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of January, 1995.

Teresa J Nagle by Bob Tennison

TERESA J. NAGLE, by Attorney-In-Fact, Bob Tennison
By Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9565 PG 491

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Tennison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for Teresa J. Nagle and is authorized by Teresa J. Nagle to execute this instrument on her behalf.

Witness my hand, at Office, this 5th day of January, 1995.

_____
Notary Public

My Commission Expires:
11/25/96

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 95.

MY COMMISSION EXPIRES: 11/25/96
(AFFIX SEAL)

_____
Notary Public

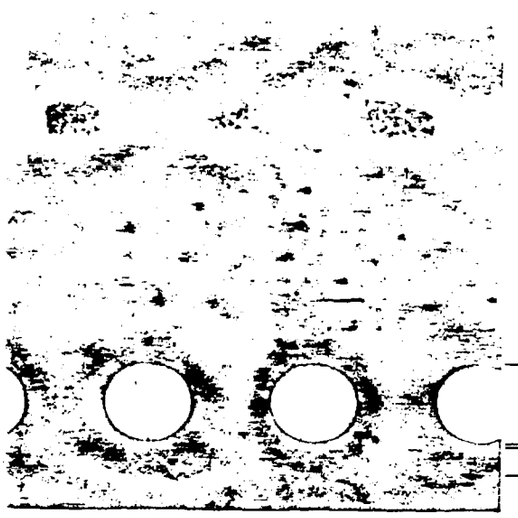
WARRANTY DEED

FROM TERESA J. NAGLE

TO CHRISTOPHER R. CAPITANI

2660 01/05 0101 03CHECK 380.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite IIC The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

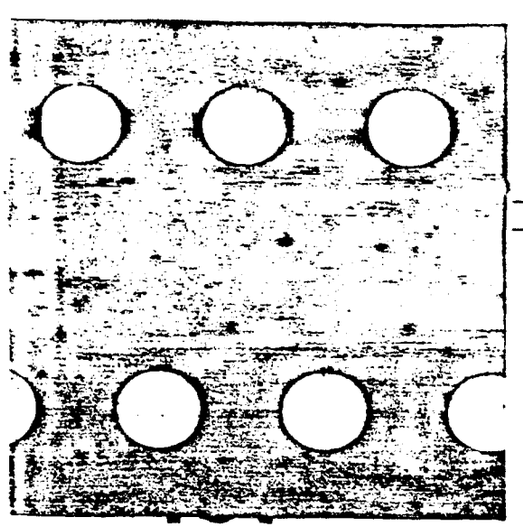
BOOK 9565 PG 492

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
100500.00
CON TX 371.85
PRFEE 1.00
MDEED 8.00
TOTAL 380.85
CHECK 380.85

01/05/95 01 15:35 0001 9680



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23274
IDENTIF. # REFERENCE

95 JAN -5 PM 3:35

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

No. 869549