PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
FILE #00277565 BOX 35

BOOK 9858 PG 210

WARRANTY DEED

File No: 00277565

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven M. Capitanio	First Union Mortgage Corp	Map 155-7-a
[NAME]	[NAME]	
7141 Forrest Oaks Drive	1410 Commonwealth Dr, S	140Parcel 37 Co
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, Tn 37221	Wilmington, NC 28403	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Debra L. Smith, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Steven M. Capitanio and wife, Mary S. Capitanio

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson
} The actual consideration or value which ever is greater, } for this transfer is $ 185,571.00

Subscribed and sworn to before me, this the 10th day of November, 19 95

Affiant

My Commission Expires: 03/22/97
[Affix Seal]

Notary Public Michele M. Cooper

Cooper

unimproved ( )
This is improved (X) property known as 7141 Forrest Oaks Drive, Nashville, TN 37221
TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 10TH day of NOVEMBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Debra L. Smith

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Debra L. Smith, unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson COUNTY, Tennessee, this 10th day of November, 19 95.

Michele M. Cooper
Notary Public
Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

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

7731 11/13 0101 03CHECK 699.72

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

95 NOV 13 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0122394

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

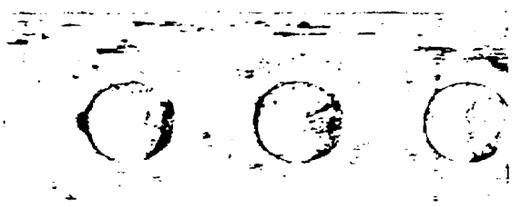
BOOK 9858PG212

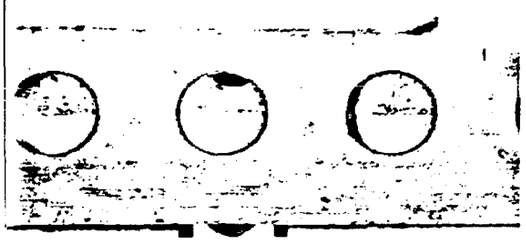
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision, of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Debra L. Smith, by deed from Poplar Creek Development Co., of record in Book 9644, page 185, Register's Office for Davidson County, Tennessee.







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
185571.00
CON TX 686.72
PRFEE 1.00
MRFEE 12.00
TOTAL ~~699.72~~
~~SALES~~ ~~699.72~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/95 01 10:14 0001 7731

0122394
IDENTIF. ↑ REFERENCE

95 NOV 13 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976307