BK 10274 PG 696

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

James Kev. Capin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Rhonda J. Whitworth
Notary Public

MY COMMISSION EXPIRES: 8-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kevin Capin (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 142-11
514 Holly Hill Court (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 48
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	LOT 96

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, William David Morris and wife, Diane M. Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Kevin Capin and wife, Marguerite Jayne Capin

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. 96 on the Plan of Valley West Subdivision, Section II, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 41 feet on the northerly margin of Holly Hill Court and extends back 189.3 feet on the westerly line and 245.08 feet on the easterly line, to a broken line in the rear measuring 258.66 feet thereon.

Being the same property conveyed to William David Morris and wife, Diane M. Morris of record in Book 7322, page 566, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 3833, page 789 and amended in Book 3838, page 501, Register's Office for Davidson County, Tennessee.

Plan of record in Book 3600, page 86, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

This is improved (X) unimproved ( ) property, known as 514 Holly Hill Court, Nashville, Tennessee 37221
(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 22nd day of November 19 96

William David Morris

Diane M. Morris

BOOK 10274 PG 697

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William David Morris and wife, Diane M. Morris

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 Franklin, Tennessee, this 22nd day of November, 19 96.

Commission expires 8-24-97

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 _____

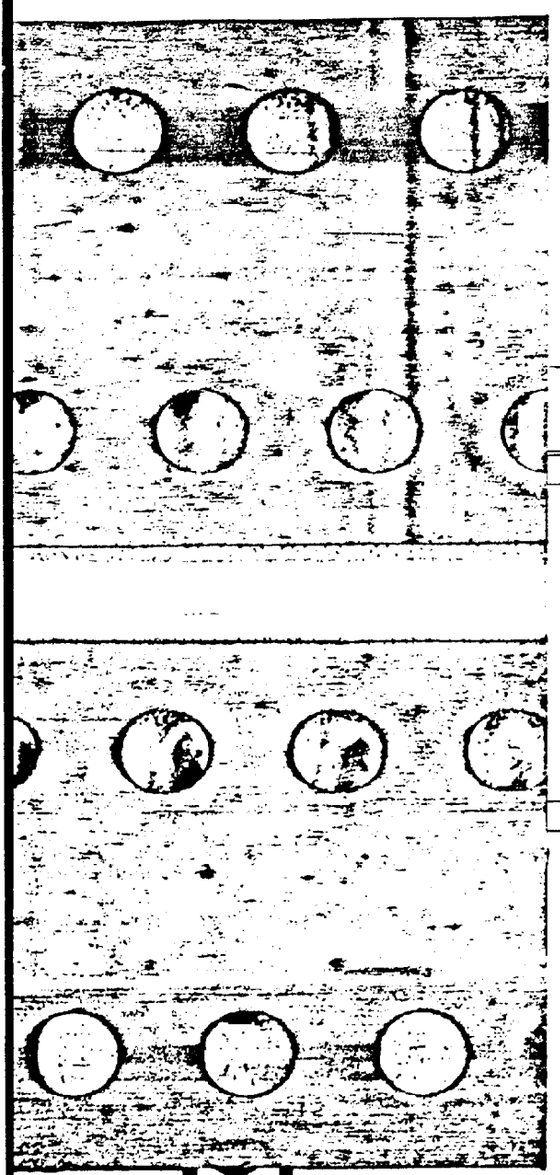
Notary Public

0251017
IDENTIF. ↑ REFERENCE
96 DEC -2 AM 9:50
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

0247 12/02 0101 03CHECK 605.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10274 PG 699

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	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	605.00
			CHECK	605.00
12/02/96	01		09:51 0001	0247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02510 17
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092924