BOOK 10690 PG 148

PREPARED BY:

John Michael Thompson
WARD, DERRYBERRY & THOMPSON
Suite 1720, Parkway Towers
Nashville, Tennessee 37219
615/244-0554

Address of New Owner	Send Tax Bills To	Map/Parcel No.
Daniel J. Cappannari	National Mortgage Co.	162-13
421 Cedarmont Drive	4041 Knight Arnold Rd.	116
Nashville, TN 37211	Memphis, TN 38118	5DU 32180

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a conveyance pursuant to a Marital Dissolution Agreement filed in and made part of a Final Decree of divorce in an action styled DANIEL JAMES CAPPANNARI vs. MELISSA K. CAPPANNARI, Circuit Court docket no. 91D-3789, Davidson County, Tennessee, I, MELISSA KAY MASON CAPPANNARI, by these presents do hereby quitclaim and convey unto, DANIEL J. CAPPANNARI, a single person, his successors and assigns, the following described tract or parcel of land, to wit:

Land located in Davidson County, Tennessee.

Being Lot No. 60 on the Plan of Section Two-A, Monte Carlo Estates, of record in Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey L. Clowdus and wife, Susan B. Clowdus, by deed from Ronald F. Williams and wife, Kathy Williams, of record in Book 7282, Page 780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel J. Cappannari and Melissa Kay Mason Cappannari, his wife, by deed from Jeffrey L. Clowdus and wife, Susan B. Clowdus, of record in Book 8128, Page 260, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations and encumbrances as may affect the premises, and restrictions of record in Book 5202, page 261, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is improved property, known as 421 Cedarmont Dr., Nashville, Tennessee 37211.

IN WITNESS WHEREOF I have hereunto set my hand this 19th day of November, 1997.

Melissa Kay Mason Cappannari
MELISSA KAY MASON CAPPANNARI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

Daniel J. Cappannari

Sworn to and subscribed before me this 19th day of November, 1997.

NOTARY PUBLIC

My Commission Expires Sept. 29, 2001.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named MELISSA KAY MASON CAPPANNARI, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of November, 1997.

NOTARY PUBLIC

My Commission Expires Sept. 29, 2001.

JOYCE FAYE SETTERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0371600
IDENTIF. & REFERENCE

97 NOV 20 AM 8:27
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICKUP

0048 11/20 0101 01CASH 8.00