BOOK 10783 PG 848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Raymond L. Novelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE My Commission Expires November 4, 2001

B T Hodge
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/04/01

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond L. Novelli (NAME)	First Trust Mortgage Company (NAME)	MAP 147-6
4817 Shadescrest Dr. (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 22
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Edward L. Capps and wife, Diana Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond L. Novelli, unmarried and Robert G. Novelli, a married man

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. 54 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, 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 Edward L. Capps and wife, Diana Capps, by deed from Dennis Johnson and wife, Pauline S. Johnson, of record in Book 6940, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2929, page 117, and Book 2997, page 93, and subject to all matters shown on the Plan of record in Book 2900, pages 57, 58 and 59, all in the Register's Office for Davidson County, Tennessee.

98 FEB -5 AM 9:53
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0397622

unimproved ( )
This is improved (X) property, known as 4817 Shadescrest Dr., Nashville, TN 37211
(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 30th day of January 19 98

Edward L Capps
Edward L. Capps

Diana Capps
Diana Capps

(4)

BOOK 10783 PG 849

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 Edward L. Capps and wife, Diana Capps

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 Brentwood, Tennessee, this 8 day of January 19 98.

Commission expires 11/04/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

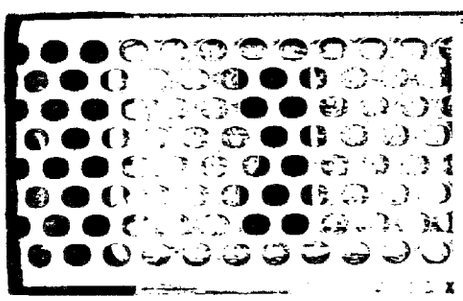
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0076 02/05 0101 03CHECK 464.10



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

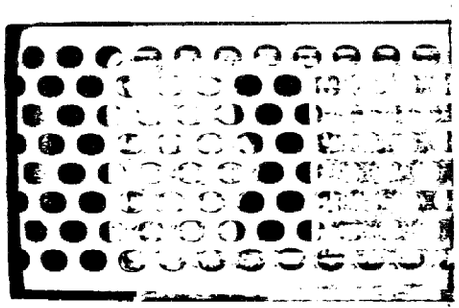
BOOK 10783 PG 850

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
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464-10
CHECK 464-10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/05/98 01 09:55 0001 0076



0397622
IDENTIF. ↑ REFERENCE

98 FEB -5 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1250630