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3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: ~~July 24, 1999~~ 3-3-99
(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL M. CASNER (NAME)	Churchill Mortgage Corporation (NAME)	MAP 083-10
1523 Forrest Avenue (ADDRESS)	761 Old Hickory Blvd., Suite 301 (ADDRESS)	PARCEL 015
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	F.B. 23W-07205

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, KATHLEEN LANIER WARD ALBERT AND MARY ANN CAPECI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHERYL M. CASNER

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, being Lot No. 66 and the easterly 7.8 feet of Lot No. 65 on the Map of Subdivision of the A.V.S. Lindsley 29 Acre Tract, as shown on plat of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, described more particularly as follows:

SAID Plat No. 66 and the Easterly 7.8 feet of Lot No. 65 fronts 49.4 feet on the North margin of Forrest Avenue, and extends back 150 feet to the East line and 150 feet on the West line to a dead line in the rear, measuring 50.4 feet thereon.

BEING the same property conveyed to Kathleen K. ~~Albert~~, unmarried and Mary Ann Capeci, married, by Deed from Wagner & Harrell Properties, Inc., of record in Book 7752, Page 330 and also by Quitclaim Deed from Jack Lewis Ward, III to Kathleen Lanier Ward of record in Book 10411, Page 354, Register's Office for Davidson County, Tennessee.

Kathleen K. Albert, Kathleen Lanier Ward, Kathleen L. Ward and Kathleen Lanier Ward Albert are one and the same person.

Nicholas Capeci, spouse of the above named Mary Ann Capeci, joins in this conveyance for the purpose of releasing any and all rights he may have in and

CONTINUED

unimproved ( )
This is improved (X) property, known as 1523 Forrest Avenue, Nashville, TN 37206
(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 26th day of June 1998

Kathleen Lanier Ward Albert
KATHLEEN LANIER WARD ALBERT

Nicholas Capeci
NICHOLAS CAPECI

Mary Ann Capeci
MARY ANN CAPECI

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

STATE OF Florida)
COUNTY OF Bay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Lanier Ward Albert, the bargainor, 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 Panama City, FL, this 25th day of June, 1998.

FNDL# 4457495

My Commission Expires: _____

Notary Public

RUTH HARRIS
Notary Public - State of Florida
My Commission Expires June 21, 2000
Commission No. CC 533693

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Capeci, the bargainor, 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 _____, _____, this ____ day of _____, 1998.

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, the within named Nicholas Capeci, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this ____ day of _____, 1998.

My Commission Expires: _____

_____
Notary Public

0465316
IDENTIF. & REFERENCE

98 JUL 22 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6612 07/22 0101 03CHECK 453.45

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LEGAL DESCRIPTION CONTINUATION

to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Lanier Ward Albert, the bargainor, 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 _____, _____, this ____ day of _____, 1998.

My Commission Expires: _____

_____
Notary Public

STATE OF Florida)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Capeci, the bargainor, 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 Key Largo, Fl, this 26 day of June, 1998.

Fl DL K620-581-2P-607-0

My Commission Expires: 3-1-2000

Cheryl Gunter
Notary Public

CHERYL GUNTER
MY COMMISSION # CC 530223
EXPIRES: March 1, 2000
Bonded Thru Notary Public Underwriters

STATE OF Florida)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Capeci, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Key Largo, Fl, this 26 day of June, 1998.

Fl DL C120-625-25-017-0

My Commission Expires: 3-1-2000

Cheryl Gunter
Notary Public

CHERYL GUNTER
MY COMMISSION # CC 530223
EXPIRES: March 1, 2000
Bonded Thru Notary Public Underwriters

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 11030 PAGE 193

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 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 453.45
CHECK 453.45
07/22/98 01 10:59 0001 6612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465316 IDENTIF. & REFERENCE

98 JUL 22 AM 10:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322276