BOOK 11183 PAGE 615

**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37208)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF October, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SATURN & MAZER TITLE SERVICES DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Montgomery L. Ross (NAME) | First Republic Mortgage (NAME) | 155-7-A-37 |
| 7141 Forrest Oaks Drive (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | 9D-82455 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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, Steven M. Capitanio and wife, Mary S. Capitanio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Montgomery L. Ross and wife, Angela M. Ross

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. 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 Steven M. Capitanio and wife, Mary S. Capitanio by deed from Debra L. Smith of record in Book 9858, Page 210, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 NOV -3 AM 9:40
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0507321
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 7141 Forrest Oaks Drive, Nashville, TN 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 29th day of October, 19 98

Steven M. Capitanio by Mary S. Capitanio as atty. in fact

Mary S. Capitanio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Steven M. Capitanio and wife~~, Mary S. Capitanio

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 _____, Tennessee, this 29th day of October, 1998

Commission expires 5/26/02

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

State of Tennessee
County of DAVIDSON

On this the 29TH day of OCTOBER, 1998, before me personally appeared MARY S. CAPITANIO to me known to be the person who executed the foregoing instrument in behalf of STEVEN M. CAPITANIO as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said STEVEN M. CAPITANIO.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 29TH day of OCTOBER, 1998.

My Commission Expires:
5/26/02

Notary Public

1407 11/03 0101 03CHECK 765-80

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

RECEIVED OF _____

FOR _____

BOOK 11183 PAGE 617

| | | |
|---|---|---|
| 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 204000.00
CON TX 754.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 765.80
CHECK 765.80

11/03/98 01 09:40 0001 1407

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0507321
IDENTIF. ↑ REFERENCE

98 NOV -3 AM 9:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1366556