WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-1287-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Cappellino (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 104-14
2909 Westmoreland Drive (ADDRESS)	201 Fourth Ave. N. - 7th Floor (ADDRESS)	PARCEL 83
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, W. Lee Small and wife, Camille Elizabeth Small

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark J. Cappellino, unmarried

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 a part of Lot No. 41 as shown on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Westmoreland Drive at the corner of Lots Nos. 41 and 42 on Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee; thence southeasterly with the line between said two lots, 188.0 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 35.0 feet to a point 5.0 feet westerly from the corner of Lots Nos. 40 and 41 on said plan; thence northerly 187.0 feet, more or less, to a point; thence with the southerly margin of said Drive, Westerly 100.0 feet to the beginning, being the westerly part of the lot conveyed by E. L. Hampton and wife, Lulu Hampton, to P. DePierri, by deed of record in Book 596, Page 251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Lee Small and wife, Camille Elizabeth Small by deed from Andrew L. Henry and wife, Jane B. Henry of record in Book 11562, Page 492, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2909 Westmoreland Drive, Nashville, TN 37212
(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, 2003

W. Lee Small

Camille Elizabeth Small

Davidson County DEEDWARR
Recvd: 06/30/03 15:58 2pgs
Fees:13.00 Taxes:1417.10

20030630-0090265

DCTN01WC

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 W. Lee Small and wife, Camille Elizabeth Small

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 Goodlettsville, Tennessee, this 26th day of June, 2001.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 _____, _____.

My commission expires _____

_____
Notary Public