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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Delmer Capley and wife, Vivian Juanita Capley	First Federal Savings & Loan Association	Map 90-8
(NAME)	(NAME)	
6309 Franklin Drive	236 4th Avenue, North	#158
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	8D,A-25335
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 4643, page 94, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

WILLIAM G. CUNNINGHAM and wife, ALICEMAE E. CUNNINGHAM

have this day bargained and sold, and do hereby transfer and convey unto the said

DELMER CAPLEY and wife, VIVIAN JUANITA CAPLEY

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Gailey Wood Subdivision, of record in Book 2663, page 123, Register's Office for said County.

Said lot fronts 54.20 feet on the Southerly side of Franklin Street and runs back between lines 116.4 feet on the Easterly line and 117.25 feet on the Westerly line to a broken line, on which it measures 78.70 feet.

Being the same property conveyed to William G. Cunningham and wife, Alicemae E. Cunningham by deed from T. F. Sample and wife, Rebecca Fisher Sample of record in Book 4643, page 92, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 16,748.67

Subscribed and sworn to before me, this the 24th day of July, 19 74

Affiant Delmer Capley

My commission expires: 11/2/77 (Affix Seal)

Notary Public Dearsell LeMoss

This is unimproved (X) property, known as 6309 Franklin Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Delmer Capley and wife, Vivian Juanita Capley

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1974 taxes and restrictive covenants of record in Book 2882, page 133 and Book 2921, page 83, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Delmer Capley and wife, Vivian Juanita Capley

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William G. Cunningham

Alicemae E. Cunningham

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PISC, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

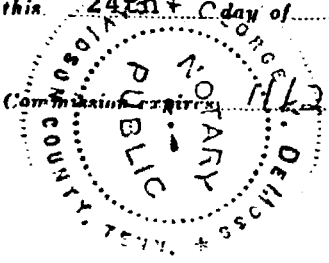
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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, William G. Cunningham and wife, Alicemae E. Cunningham

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1974.



George V. DeMoss Notary Public

Commission expires 11/2/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUL 25 74 CONV 16,748.67
JUL 25 74 S'TAX A* 43.42
JUL 25 74 PR'FEE A* .50
JUL 25 74 W'DEED A* 4.00 * 47.92

C 6 4 6 1 4

IDENTIF. REFERENCE

Jul 25 10 23 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

William G. Cunningham et ux

TO

Delmer Capley et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg