THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

BOOK 8445 PAGE 626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $93,000.00.

Affiant

Subscribed and sworn to before me this 18th day of September, 1991.

Notary Public

My Commission Expires: 4-3-95

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MARK S. CAPELL and wife, JEANNI M. CAPELL 1418 Stratton Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-5 PARCEL 407 23W 09755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND AND 00/100 ($93,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **MINNIE JEAN MALONEY STACEY, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARK S. CAPELL and wife, JEANNI M. CAPELL,** 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:

BEING the west half of Lot No. 6 in the Subdivision of the C.F. Ordway Home Place, a plan of which is of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 6 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 233.0 feet to an alley.

BEING the same property conveyed to Minnie Jean Maloney Stacey by deed from Willie Mae Maloney, a widow, of record in Book 5530, page 759, Register's Office for Davidson County, Tennessee.

WILLIAM PAUL STACEY,*spouse of Minnie Jean Maloney Stacey, joins in this conveyenace to convey any interest he may have in subject property, particularly any marital interest.
*SR.
This is improved property known as 1418 Stratton Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the Plan of C. F. Ordway Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of September, 1991.

Minnie Jean Maloney Stacey
MINNIE JEAN MALONEY STACEY

William Paul Stacey SR.
WILLIAM PAUL STACEY, SR.

BOOK 8445 PAGE 627

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 MINNIE JEAN MALONEY STACEY and WILLIAM PAUL STACEY,* the bargainors, 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 this 16th day of September, 1991.

Notary Public

My Commission Expires:

*SR.

47969

SEP 19 8 57 AM '91

2110 09/19 0101 03CHECK 351.10



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

RECEIVED OF _____

FOR _____

BOOK 8445 PAGE 628

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 6.00
TOTAL 351.10
CHECK 351.10

09/19/91 01 08:59 0001 2110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47969

IDENTIFICATION

SEP 19 8 57 AM '91

No. 460331