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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis J. Capeling etux (NAME)	New Owner (NAME)	Map 118-09
968/970 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 214
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Leo F. Duzak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis J. Capeling and wife, Tanya Capeling

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. 10 on the Map of Yearwood Subdivision part of the Noel Estate, as of record in Book 1424, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No 10 fronts 76.3 feet on the southerly side of Draughon Avenue and runs back between lines 182.7 feet on the west line and 178.2 feet on the east line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Leo F. Duzak and wife, Juliette H. Duzak, by deed from Julia Blanche Harris, a widow, of record in Book 4407, page 811, said Register's Office, and being the same property conveyed to Leo F. Duzak, by quitclaim deed from Juliette H. Duzak, of record in Book 6968, page 581, said Register's Office.

The foregoing description is the same as the previous deed of record, no boundary survey having been performed in connection with this conveyance.

Juliette H. Duzak executes this instrument to relinquish any rights she may have in the subject property by reason of her status as wife of Leo F. Duzak, or otherwise.

This is (unimproved / improved) property, known as 968/970 Draughon Avenue (House Number / Street) Nashville, Tennessee 37204 (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 hands this 15th day of July, 19 94

Leo F. Duzak

Juliette H. Duzak

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Leo F. Duzak and Juliette H. Duzak~~ Arthur K. Lowen, a Notary Public in and for said County and State, the within named Leo F. Duzak and Juliette H. Duzak

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 at Nashville, Tennessee, this 15th day of July, 19 94.

Commission Expires 7-7-97

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Leo F. Duzak

TO

Curtis J. Capeling and wife,

Tanya Capeling

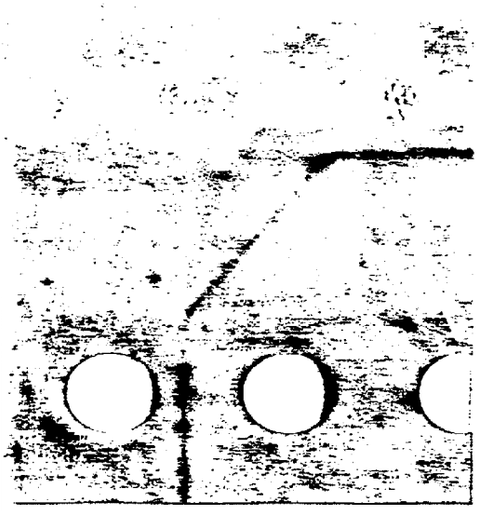
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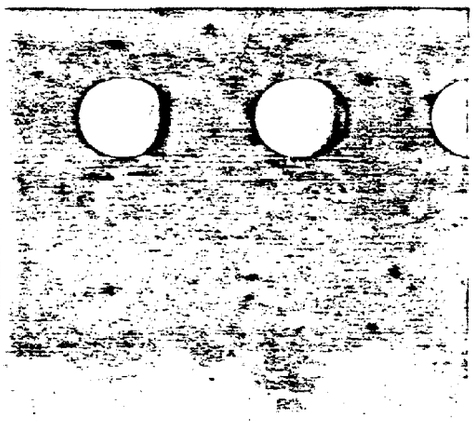
IDENTIF. & REFERENCE

94 JUL 15 PM 2:05

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7430 07/15 0101 03CHECK 342.00





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

RECEIVED OF _____

FOR _____

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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 90000.00
CON TX 333.00
PRFEE 1.00
MDEED 8.00
TOTAL 342.00
CHECK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/94 01 14:05 X001 7430

71516
IDENTIF. & REFERENCE

94 JUL 15 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 814029