SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9518 PG 698

ADDRESS NEW OWNER:
Steven L. Capley and Theressa M. Capley
702 Ronnie Road
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 42-7
GROUP
PARCEL 25.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stanley McNeil and wife, Ditte McNeil, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven L. Capley and wife, Theressa M. Capley, 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 land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, dated December 7, 1961, as follows:

BEGINNING at a point in the East margin of Ronnie Road, 248.81 feet North of the North margin of Nesbitt Lane; thence with the margin of Ronnie Road, North 5 degrees West 175 feet to a point; thence leaving said Road, North 85 degrees East 298.5 feet to a point; thence South 29 degrees 01 minutes West 211.14 feet to a point; thence South 85 degrees East 180 feet to the point of beginning.

Being the same property conveyed to Stanley McNeil and wife, Ditte McNeil by deed from Calvin B. Moore and wife, Alice T. Moore, as of record in Book 7204, page 638, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 Ronnie Road, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subejct to 1994 property taxes which have been paid.
2. Easement(s) to Metropolitan Grovernment of Nashville and Davidson County, as set forth in instrument recorded in Book 6813, page 597, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven L. Capley and wife, Theressa M. Capley, their heirs and assigns, forever; and we, Stanley McNeil and wife, Ditte McNeil, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9518 PG 699

Witness our hands this the 9th day of November, 1994.

Stanley McNeil

Ditte McNeil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stanley McNeil and wife, Ditte McNeil, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of November, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 8/N 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 124,500.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of November, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

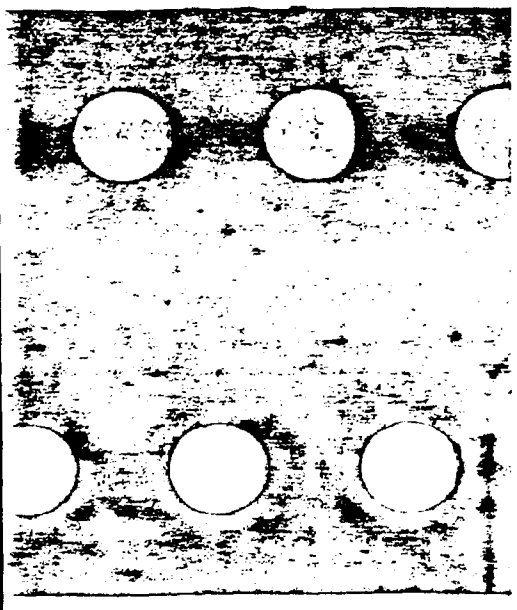
My Commission Expires: 8/N 20, 1996

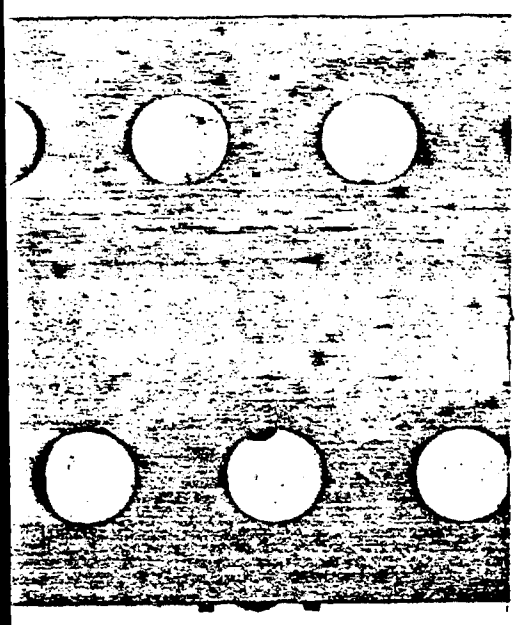
08301

IDENTIF. & REFERENCE

94 NOV 11 AM 10:01 DAVIDSON COUNTY TN.

3311 11/11 0101 03CHECK 469.65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9518 PG 700

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	
				124500.00
			CON TX	460.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	469.65
			CHEC(	469.65
11/11/94	01	11:59	)001	3311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08301
IDENTIF. ↑ REFERENCE

94 NOV 11 AM 11:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 853399