Mail

This Instrument Prepared By:Daniel P. Niznik,Attorney,American Title Company,Inc.,831 Wren Road,Goodlettsville,Tennessee 37072

WARRANTY DEED

BOOK 9520PG472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauris W. Ledbetter	National Mortgage Company	061-15
(NAME)	(NAME)	
3920 Burrus Avenue	4041 Knight Arnold Road	031
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville,Tn. 37216-2418	Memphis,Tn. 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- *Dollars,*

and other good and valuable considerations,incuding the assumption of that certain promissory note dated June 12,1989 in the original principal amount of $49,045.00,which is secured by deed of trust of record in Book 7864,Page 541,R.O.D.C.,Tn.,the receipt and sufficiency of which is hereby acknowledged,WE

STEVEN L. CAPLEY and wife,THERESSA M. HUDDLESTON CAPLEY

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

LAURIS W. LEDBETTER and wife,SONIA L. LEDBETTER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:Land in Davidson County,Tennessee,being the South 55 feet of the North 65 feet of Lot No.58 on the Map of Maplewood Home Tract Subdivision,as of record in Book 421,Page 174,Register's Office for said County.

Said part of said Lot fronts 55 feet on the easterly side of Burrus Street and runs back between parallel lines 225 feet to a dead line.

TRACT NO. 2:Land in Davidson County,Tennessee,being the South 35 feet of Lot No. 58 on the Map of Maplewood Home Tract Subdivision,as of record in Book 421,Page 174,Register's Office for said County.

Being all the same property conveyed to Steven L. Capley and Theressa M. Huddleston(Now Capley) by deed of record in Book 7864, Page 538,Register's Office for Davidson County,Tennessee.

3968 11/15 0101 03CHECK 196.59

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 50,744.44

Subscribed and sworn to before me this the 9th *day of* November *19* 94

Affiant

My commission expires: 11/25/95 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 3920 Burrus Avenue,Nashville,Tn. 37216-2418
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th *day of* November *19* 94*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STEVEN L. C. CAPLEY

THERESSA M. HUDDLESTON CAPLEY

LAURIS W. LEDBETTER

SONIA L. LEDBETTER

0250-13

BOOK 9520PG473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Steven L. Capley and wife, Theressa M. Huddleston Capley, and Lauris W. Ledbetter and wife, Sonia L. Ledbetter

the within named 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 Nashville, *Tennessee, this* 9th *day of* November, *19* 94

Notary Public

Commission expires 11/25/95

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 (or proved to me on the basis of satisfactory evidence), 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 _____

08919

IDENTIF. & REFERENCE

94 NOV 15 AM 9:36

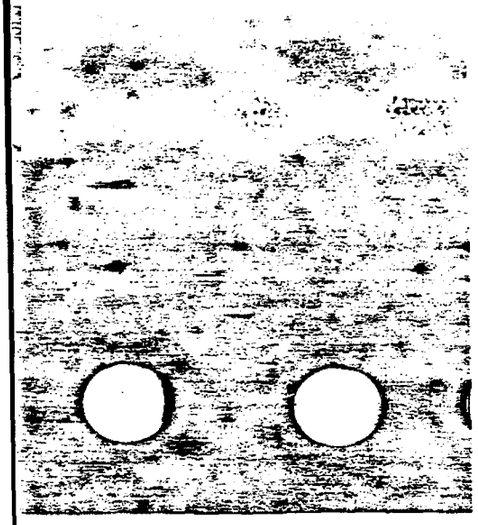
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

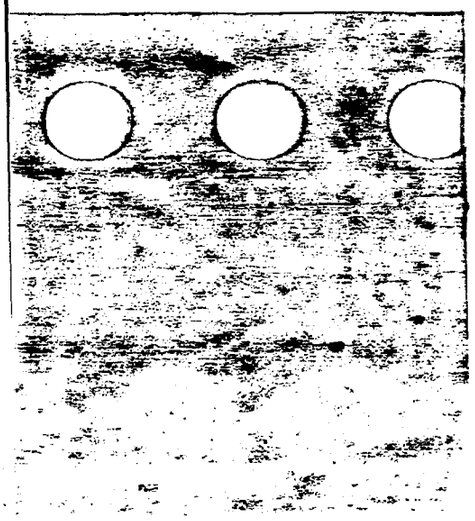
WARRANTY DEED

FROM

TO

8250415





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

RECEIVED OF _____

FOR _____

BOOK 9520 PG 474

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	50743.44
			CON TX	187.59
			PRFEE	1.00
			WDEED	8.00
			TOTAL	196.59
			CHECK	196.59
11/15/94	01		09:36 0001	3968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08919
IDENTIF. ↑ REFERENCE

94 NOV 15 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 854046