BOOK 9766 PG 608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 1-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Cappama (NAME)	SAME (NAME)	MAP 93
115 8th Avenue North (ADDRESS)	(ADDRESS)	GROUP 5-4
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 43

FOR AND 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, Ethel Maloney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie Cappama

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:

A certain tract or parcel of land located in the City of Nashville, Davidson County, Tennessee, described as follows, to wit:

A small lot or tract of land known as lot nos. 115 and 117 and being a part of lot no. 165 on the map of the original Town of Nashville, not of record and described as follows:

Beginning at a point in the westerly margin of 8th Avenue North as now widened and located approximately 140 feet north of Broad Street, being the northeast corner of the property owned by Jane B. Buntin; thence along Buntin's northerly line westerly 83 feet more or less to a point in the east line of the property belonging to the book agents of the Methodist Episcopal Church South, said point being approximately 140 feet north of Broad Street; thence northerly 46 feet to a point, the southwest corner of the property conveyed to D. V. Johnson by Deed of record in Book 848, Page 329, Register's Office for said County; thence along Johnson's south line easterly 82.33 feet more or less to the westerly margin of 8th Avenue North as now located; thence with the margin of the same southerly 46 feet to the point of beginning.

Being the same property conveyed to Albert B. Maloney and wife, Ethel Maloney, by deed from Joe Gilbert, Jr. and Paul H. Gilbert of record in Book 5017, page 65, Register's Office for Davidson County, Tennessee. The said Albert B. Maloney having since died vesting title in Ethel Maloney as tenant with the right of survivorship.

This conveyance is subject to the following:

CONTINUED

unimproved ( )
This is improved (X) property, known as 115 8th Avenue North, Nashville, Tennessee 37206
(House Number) (Street) (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 my hand this 10th day of August 19 95

Ethel Maloney
By: ETHEL MALONEY By Donald L. Maloney, ATTORNEY-IN-FACT
Donald L. Maloney, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

BOOK 9766 PG 609

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____ 19_____ .

3948 08/18 0101 03CHECK 416.00

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Donald L. Maloney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ethel Maloney, and who acknowledge that he executed the same as the free act and deed of the said Ethel Maloney.

Witness my hand and official seal, at Nashville, Tennessee, this 10th day of August, 1995.

William S. Carman
Notary Public

My commission expires: 1-20-98

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

LEGAL DESCRIPTION CONTINUATION

Metropolitan-Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

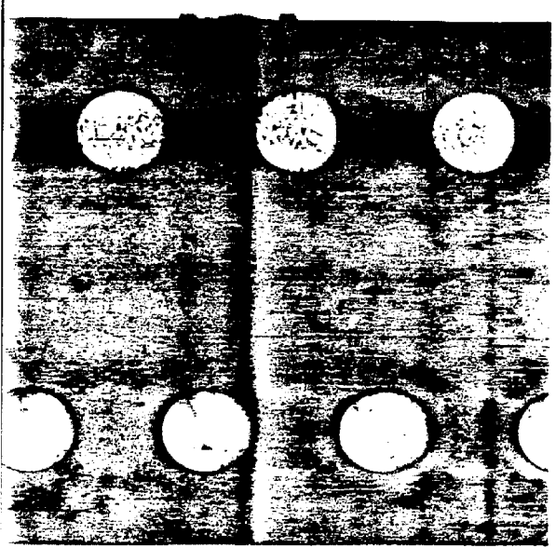
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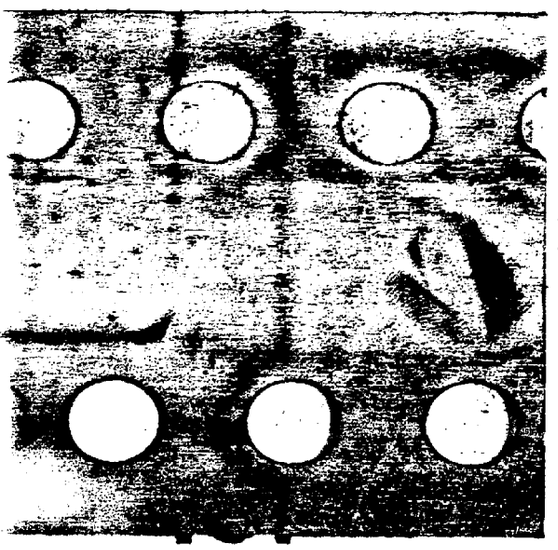
IDENTIF. ^ REFERENCE

95 AUG 18 AM 10: 18

ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

M[illegible] ENV.





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

RECEIVED OF _____

FOR _____

BOOK 9766PG610

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

08/18/95 01 10:20 0001 3948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090870
IDENTIF. ↑ REFERENCE

95 AUG 18 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 542315