BOOK 11331 PAGE 683 Box 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: September 23, 2000

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis J. Capeling (NAME)	Regions Mortgage, Inc. (NAME)	117-8/131
1401 Cedar Lane (ADDRESS)	605 South Perry Street (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

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, Joseph J. Kovalick II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis J. Capeling and wife Tanya L. 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. 139 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 70 feet on the southerly side of Cedar Lane, formerly Victoria Avenue and runs back between parallel lines 162.3 feet on the west line and 157.4 feet on teh east line to an alley, and shows 70 feet on said alley.

Being the same property conveyed to Joseph J. Kovalick, II by deed from Sue W. Akin, Richard Lawrence Akin, Dorothy A. Sexton and J. Edward Akin, Co-administrators of the estate of John L. Akin and beneficiaries, thereof as of record in Book 9942 page 247, Register's office for said county.

The said Mary C. Barnes having since died and Joseph J. Kovalick, II being the surviving tenent by the entirety.

99 FEB -8 AM 10:32
RECEIVED & RECORDED
DAVIDSON COUNTY, TN.

05464 03
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1401 Cedar Lane, Nashville, Tennessee 37204
(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 16th day of December 19 98

Joseph J. Kovalick II

0546403 05/09/1999 09:01 CHECK
76.10

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 Joseph J. Kovalick II

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 19 98

Commission expires September 23, 2000

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

_____
Notary Public