THIS INSTRUMENT PREPARED BY:

Joseph Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200002230017759 Page: 1 OF 2
REC'D FOR REC 02/23/2000 10:59:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $482.85

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Neal J. Cappellino Linnae Reeves Cappellino	(NAME) Countrwide Home Loans, Inc. SV-28M Records Management 400 Countrywide Way Simi Valley, CA 93065	(Field Book No.) 27W-15350
(STREET ADDRESS OR ROUTE NUMBER) 1615 Franklin Avenue	(STREET ADDRESS)	(Map) 83-6
(CITY) (STATE) (ZIP) Nashville, TN 37206	(CITY) (STATE) (ZIP)	(PARCEL) 53

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged Victoria T. Dozier f/k/a Victoria T. Paul

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Neal J. Cappellino and wife, Linnae Reeves Cappellino

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Re-subdivision of lots in Block A, B and C of Weakley Place of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed to Victoria T. Paul, married, by deed from Robert M. Johnson, Jr. and wife, Barbara D. Johnson of record in Book 10904, Page 52, Register's Office for Davidson County, Tennessee. The said Victoria T. Paul having since married and now being known as Victoria T. Dozier.
John H. Dozier joins in the execution of this instrument for the purpose of waiving any claim, right, title or interest that he might have in said property, by virtue of his marriage to the grantor herein, or otherwise.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 130,500.00

Subscribed and sworn to before me this the 17th day of February, 2000

AFFIANT-

Notary Public

My commission expires: 5/26/02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

(Affix Seal)

This is unimproved ( ) property, known as 1615 FRANKLIN AVENUE, NASHVILLE, Tennessee 37206
improved (x)
(House Number) (Street) (P.O. Address) (City of 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, except for those encumbrances set forth hereinafter.

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 hand this 17th day of FEbruary, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Victoria T Dozier
VICTORIA T. DOZIER

John H Dozier
JOHN H. DOZIER

STATE OF TENNESSEE

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Victoria T. Dozier and John H. Dozier, husband and wife, _____,

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 he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in NASHVILLE, TENNESSEE, this 28th day of JANUARY, 2000.

Karen L. Lackey
Notary Public

My Commission Expires: 9/29/01

KAREN L. LACKEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.