RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38785 FILE BOX "7"

Instr:200003270030533 Page: 1 OF 2
REC'D FOR REC 03/27/2000 12:59:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $96.20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24 DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHEAL F. KLAMANN **710 Setliff Place** **Nashville, TN 37206**	**SAME**	**83-6-241**

FOR AND IN 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 **I, LES CAPPAMA, An Unmarried Man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHEAL F. KLAMANN**

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. 5 on the plan of Oliva W. Sharpe's Addition of Nashville, of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 50 feet on the northerly margin of Eastland Avenue and extends back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Les Cappama, an unmarried man, by deed from Liza Lee Allen, an unmarried woman, of record in Book 11065, Page 980, Register's Office for Davidson County, Tennessee.

This is Unimproved ~~improved~~ **property known as 1709 Eastland Avenue, Nashville, Tennessee 37206**

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
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 MY HAND THIS 24th DAY OF MARCH, 2000.

LES CAPPAMA

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 **LES CAPPAMA, An Unmarried Man**

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 the **24th DAY OF MARCH, 2000.**

NOTARY PUBLIC

My Commission Expires: 5/26/02

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE