WARRANTY DEED

Instr:200007100067904 Page: 1 OF 2
REC'D FOR REC 07/10/2000 9:19:50AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $266.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 8/4/03

(AFFIX SEAL) My Commission Expires 8/4/03

NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Capley (NAME)	NEW OWNER (NAME)	42-12-76
414 Williams Ave. (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(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, Sandra Lee Dunn and husband Ben Dunn

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

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:

Property located at: 414 Williams Avenue, Madison, Davidson County, State of Tennessee, 37115, and:

Land in Davidson County, and being part of Lot 4 on the Map of Divison of the Gee Lands of record in Plat Book 332, page 74, Register's Office for Davidson County, Tennessee, according to a survey oby John B. Kohl, III, License No. 100, 400 7th Avenue South, Nashville, Tennessee 37203, dated July 26, 1993, and being more fully described as follows:

Beginning at a point in the northerly margin of Williams Avenue at the southeasterly corner of the property conveyed to Dingh of record in Book 6546, page 542, R.O.D.C. Thence with Singh's westerly and southerly lines, north 12 deg. 25' 32" east 148.0 feet Thence south 78 deg/ 16' 31" south 85.0 feet to a point. Thence southerly 148.59 feet, more or less to the northerly margin of said Williams Avenue. Thence with said margin, westerly 85.22 feet, more or less, to the point of beginning.

Being the same property conveyed to Sandra Lee Dunn and husband, Ben Dunn by deed dated 8693, from Mattie O. Dunn, filed for record on 08/09/93, in Book 9041, page 686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 414 Williams Ave., Madison, Tennessee 37115
(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 30th day of June, 2000

Sandra Lee Dunn

Sandra Lee Dunn

Ben Dunn

Ben Dunn

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 Sandra Lee Dunn and Ben Dunn

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 Goodlettsville Tennessee, this 30th day of June, 2000.

Commission expires 8/4/03

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 _____, _____.

My commission expires _____

_____
Notary Public