Bk 4 36

THIS INSTRUMENT PREPARED BY:

Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Name and Address of New Owner: **Delmer Capley** **Vivian K. Capley** 6309 FRANKLIN DR. NASHVILLE, TN. 37209	 Instr:200007110068813 Page: 1 OF 3 REC'D FOR REC 07/11/2000 3:50:53PM RECORD FEE: $15.00 ST. TAX: $0.00 T. TAX: $370.00
Send Tax Bills to: SAME AS ABOVE	
Property Address: 5213 Pennyslvania Avenue Nashville, TN 37209	**Map and Parcel Numbers:** 91-7-20.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THEODORE JORDAN TIESLER AND WIFE, ELIZABETH W. TIESLER (GRANTORS)**, have bargained and sold, and by these presents do transfer and convey unto **DELMER CAPLEY AND WIFE, VIVIAN ~~K.~~ CAPLEY (GRANTEE) their heirs** and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: D.C. 25.C.

SEE EXHIBIT ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setbak lines, if any, and easements and rights of way for public utilities applicable to this property.

2. Taxes for 2000, a lien but not yet due and payable..

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves their heirs and assigns, 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 11th day of July 2000.

Theodore Jordan Tiesler

Elizabeth W. Tiesler

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 11th day of ~~June~~, 2000, before me personally appeared Theodore Jordan Tiesler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and acknowledged that he executed the same as his free act and deed..

WITNESS my hand and seal at Nashville, Tennessee, this 11th day of July, 2000.

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public

My commission expires: 5/30/2004

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2000.

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public
My commission expires: 5/30/2004

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this the 11th day of July, 2000, before me personally appeared Elizabeth W. Tiesler, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand this 11th day of July, 2000.

Notary Public

My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1122 and 1124 of Block No. 33 Plan of No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots No. 1122 fronts 25 feet on the southerly side of Pennsylvania Avenue, and runs back between parallel lines 150 feet to an alley.

Said Lot No. 1124 fronts 35 feeton the southerly side of Pennsylvanie Avenue and runs back between parallel lines with the easterly margin of 53rd Avenue, North, formerly 12th Street, 150 feet to an alley.

Being the same property vested in Theodore Jordan Tiesler by Last Will and Testament of Dorothy A. Tiesler, as of record in Book 11690, page 301, Register's Office for Davidson County, Tennessee.