07

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Jayna Lea Caplenor
Affiant

Subscribed and sworn to before me, this 24th day of July, 2002.

Carol R Rivers
Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

07-0207-80203

Address of New Owner:	Send Tax Bills to:	Tax Information
Jayna Lea Caplenor	1st Trust Bank For Savings	126-15-0-A 81.00CO
7948 Boone Trace Drive	P.O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Fadel and wife, Sherry L. Fadel,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jayna Lea Caplenor and husband, Benjamin R. Caplenor**, hereinafter called the Grantees, their successors 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. 100, on the Plan of Boone Trace at Biltmore, Section Two, of record in Book 9700, Page 316, and Surveyor's Certificate of Correction in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Fadel and wife, Sherry L. Fadel by deed from Fox Ridge Homes, Inc. aka NVR Fox Ridge, Inc. of record in Book 11248, page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7948 Boone Trace Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/26/02 14:00 2pgs
Fees:13.00 Taxes:555.00

20020726-0090057

WITNESS my hand this 24th day of July, 2002.

James R. Fadel

Sherry L. Fadel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James R. Fadel and Sherry L. Fadel**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 24th day of July, 2002.

Notary Public

My Commission expires 11/30/04

