THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20555-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Dianne Naff Affiant Subscribed and sworn to before me, this May 16, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Dianne Naff 1401 Cedar Lane Nashville, TN 37212	**Send Tax Bills To:** Owner	**Tax Information:** 117-08-0-131.00 Map No. 117-08-0 Parcel No. 131.00 My Commission Expires September 25, 2004

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis J. Capeling and wife, Tanya L. Capeling**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dianne Naff, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1401 Cedar Lane, Nashville, TN, 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 16, 2003.

Curtis J. Capeling

Tanya L. Capeling

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Curtis J. Capeling and Tanya L. Capeling**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 16, 2003.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 05/20/03 12:59 2pgs
Fees:13.00 Taxes:1328.30
20030520-0068704

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis J. Capeling and wife, Tanya L. Capeling by deed from Joseph J. Kovalick, II of record in Book 11331, page 688, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) Agreement for dedication of Easement for storm sewers and/or sanitary sewers of record in Book 5183, page 727, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.