Davidson County DEEDWARR
Recvd: 03/08/06 14:36 2 pgs
Fees:13.00 Taxes:85.10

20060308-0027229

WARRANTY DEED

B-KW-06-1513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me this 23rd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUBY TUPLE & ESCROW, LLC
2002 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Cappama	New Owner (NAME)	
1512 Trailwood Court (ADDRESS)	(ADDRESS)	108-12-244.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUDY PEDEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE CAPPAMA, MARRIED AND JAMES U. RUST, UNMARRIED, TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 91 ON THE PLAN OF TRAILWOOD SUBDIVISION, SECTION 5, OF RECORD IN BOOK 6900, PAGES 477-479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JUDY PEDEN, A SINGLE PERSON BY WARRANTY DEED FROM WILLIAM B. OWEN AND BARBARA L. EATHERLY, RECORDED THE 16TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041216-0149500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1512 Trailwood Court, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of February, 2006.

Judy Peden

Judy Peden

STATE OF Tennessee
COUNTY OF Davidson

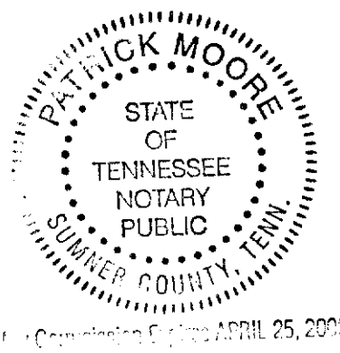
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Peden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903