K 3284

APPROVED AS TO LEGALITY ON
THIS 10 DAY OF Oct. 61
BY Jno P. Graham

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Joe M. Capps and Wife, Carolyn Z. Capps, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Candler W. Butler, Jr. and Wife, Marjorie Butler have bargained and sold, and by these presents do transfer and convey unto the said Joe M. Capps and Wife, Carolyn Z. Capps their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th. formerly the 11th. Civil District of Davidson County, Tennessee, described according to a survey made August 8, 1937, by S. G. Doak, Surveyor, as follows:

Beginning at a point in the center of Overton Lea Road, 948.6 feet from the intersection of the center line of Tyne Road with the center line of Overton Lea Road produced, as measured across the triangle and along said center line of Overton Lea Road; thence south 2° 42' West 440 feet to a stake; thence South 83° 48' East 460 feet to the westerly margin of a 30 foot lane, which lane is the eastern boundary line of Lealand ; thence north 1° 50' East with the westerly margin of said Lane, 270.2 feet; thence North 83° 48' West 395.9 feet to a stake; thence North 11° 40' West 197.15 feet to a point in the center of Overton Lea Road; thence with the center of said road, curving to the west on a radius of 177.09 feet, 20 feet to the beginning, containing 3.17 acres, more or less.

Being the same property conveyed to Candler W. Butler, Jr., and Wife, Marjorie Butler by deed from Ernest A. Rice, Jr., and Wife, of record in Book 2910, Page 469, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe M. Capps and Wife, Carolyn Z. Capps their heirs and assigns, forever.

And We do covenant with the said Joe M. Capps and Wife, Carolyn Z. Capps 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.

And We, Candler W. Butler, Jr., and Wife, Marjorie Butler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe M. Capps and Wife, Carolyn Z. Capps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 6th day of October, 1961

Candler W Butler Jr
Marjorie Butler

[redacted]

G 489