K 3529

REAU E. FOLK, JR., FORM

WARRANTY DEED TTC-159079

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES D. CAPPS and wife, MAUDE CAPPS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES H. ESTES and wife, EMILY G. ESTES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of the easterly 70 feet of the north 171 feet of Lot No. 218 on the Map of Richland Realty Company's Subdivision of Neal Lawn, as of record in Book 121, page 30, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Minnesota Avenue, sometimes called Murphy Road, and runs back between parallel lines, 171 feet to a dead line.

Being the same property conveyed to James D. Capps and wife, Maude Capps, by deed from James D. Capps, et al, of even date, of record in Book 2811, page 142, said Register's Office.

This conveyance is made subject to easement granted City of Nashville by Henry P. Miller of record in Book 1943, page 13, for the purpose of a sanitary sewer across the land in question, and also an easement for a natural drain running across the rear part of the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 12th day of March, 1963.

Maude Capps — James D. Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr. a Notary Public in and for the State and County aforesaid, personally appeared the within named James D. Capps and wife, Maude Capps, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of March, 1963.

Reau E. Folk Jr.
Notary Public

My commission expires: July 25, 1966

REAU E. FOLK, JR.
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

17 52149

WARRANTY DEED
CB&F
From
JAMES D. CAPPS and wife,
MAUDE CAPPS,
To
JAMES H. ESTES and wife,
EMILY G. ESTES.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 13 day of MAR A.D. 1963
at 2:23 o'clock P.M. and duly recorded in Book 3529 page 138
Recording Fee $ 2.00
Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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