K 3532

WARRANTY DEED

FROM 58389

JOHN NEWLAND

TO

SVEN L. CAPPS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of APR A.D. 1963
at 2:44 o'clock P.M.
Noted in Book 1015 Page 21
Recording Fee $2.00
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of One Thousand ($1000.00) DOLLARS

Cash in hand paid by Sven L. Capps and wife, Patsy D. Capps, the receipt of which is herety acknowledged,

I, John Newland, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Sven L Capps and wife, Patsy D. Capps,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Nashville and Springfield Pike, being the northwesterly corner of Annie Armstrong's tract and the southwesterly corner of a tract conveyed to John Newland by deed of Annie Armstrong et al as recorded in Book 2043, Page 179, RODC Tennessee; thence due East 730 feet to a point; thence North 30 degrees West 134 feet to a point; thence North 43 degrees west 90 feet to a point; thence due west 650 feet to a point in the easterly margin of Nashville and Springfield Pike; thence with the Easterly margin of said Pike So. 12 degrees East 88 feet to a point; thence South 18 degrees 45 minutes East 100 feet to the point of beginning containing three acres, according to a survey of C. J. Carney dated the 30th day of March 1963 and being a part of the same land conveyed to John Newland by deed of Annie Armstrong et al as is recorded in Book 2043, Page 179, RODC Tennessee.

The Southerly 2 acres of the above described property was heretofore deeded to Sven Capps and wife, Patsy D. Capps by deed of John Newland dated July 9, 1960 and is of record in Book 3099, Page 15 R. O. D. C. Tennessee,

This reconveyance is made for the purpose of combining the southerly two acres and the northerly one acre of the herein conveyed tract into one tract and one deed.

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