TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00, TEN and NO/100 - DOLLARS

cash in hand paid by WELDON W. COX and wife, RENATA T. COX

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JOE M. CAPPS and wife, CAROLYN Z. CAPPS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 19 on the Map of Seven Hills, Section 3, as of record in Book 2663, page 89, Register's Office for said County.

SAID Lot No. 19 fronts 200 feet on the south side of Harding Place and runs back 404.1 feet on the west line and 258.8 feet on the east line, to a dead line in the rear, which is a broken line on which it measures 274.8 feet.

BEING the same property conveyed to Joe M. Capps and wife, Carolyn Z. Capps, by deed from William B. Hargrove and wife, Betty Lou Hargrove, of record in Book 3404, page 626, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictions of record in Book 2881, page 552, and easement for cut and fill slopes of record in Book 2145, page 16, both in the Register's Office for Davidson County, Tennessee.

Property is improved. 1553 Harding Place. Tax Parcel F.H. 4290.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 28th day of FEBRUARY 1964

Joe M. Capps
Carolyn Z. Capps

STATE OF TENNESSEE
DAVIDSON COUNTY

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 50
PROBATE
TOTAL $

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named JOE M. CAPPS and wife, CAROLYN Z. CAPPS the bargainors, 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 28th day of FEBRUARY, 1964

Henry A. Gillespie
Notary Public.

Commission expires June 9, 1965

TENNESSEE TITLE COMPANY

Gillespie Realty Co.

Warranty Deed

FROM
Joe M. Capps, et ux

TO
Weldon W. Cox, et ux

16939

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Noted in Book 108
Recorded in Book
Recording Fee $2.00
Register