3706

WARRANTY DEED

For and in consideration of the sum of TEN and 00/100 ($10.00) *DOLLARS* and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption of the outstanding balance of a certain note, in the original principal amount of TWENTY ONE THOUSAND SIX HUNDRED and 00/100 ($21,600.00) Dollars secured by a Deed of Trust executed by the Grantors herein, to Everett A. Covington, Jr. Trustee dated July 28, 1959 of Record in Book 2977 page 41 Registers Office for Davidson County, Tennessee.

We, Joe M. Capps and wife Carolyn Z. Capps *have bargained and sold, and by these presents do transfer and convey unto the said* Edward S. George and wife, Claire E. George, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hillwood Estates, Section I, as of record in Book 1835, Page 117 Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 135 feet on the northwesterly side of Price Circle Road and runs back 328.3 feet on the northeasterly line and 394.6 feet on the southwesterly line to a dead line, measuring 165 feet thereon.

Being the same real property conveyed to Joe M. Capps and wife Carolyn Z. Capps by deed from Robert T. Webb and wife Nell Webb, dated July 28, 1959 and recorded in Book 2929 page 135 said Register's Office of said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward S. George and wife, Claire E. George their *heirs and assigns, forever.*

And we *do covenant with the said* Edward S. George and wife Claire E. George *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,* except as of record. Taxes for 1964 have been pro-rated and assumed by Grantees.

And we, Joe M. Capps and wife Carolyn Z. Capps *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edward S. George and wife, Claire E. George their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 31 *day of* March, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe M Capps

Carolyn Z. Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] *a Notary Public in and for said County and State,* Joe M. Capps and wife Carolyn Z. Capps

the within named 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* 31 *day of* March *19* 64.

RICHARD S. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. 1967

[signature] *Notary Public*

Commission expires [illegible]

G 27