TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Virgil Auburn Capellen and wife, Nellie L. Capellen (NAME)	Guaranty Mortgage Company (NAME)	
136 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Seven Thousand, Nine Hundred, Fifty and no/100 - - - - - - - - DOLLARS $7,950.00

cash in hand paid by Virgil Auburn Capellen and wife, Nellie L. Capellen

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Henry H. Hudson and wife, Ruth Hudson

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:

Land in Davidson County, Tennessee, being Lot No. 4 of resubdivision of a portion of Lots 172 and 173 of West Grove Subdivision, as of record in Book 3500, page 78, Register's Office for said County.

SAID Lot No. 4 fronts 125 feet on the easterly side of Pilcher Avenue and runs back between lines, 336 feet on the southerly side and 312.2 feet on the northerly side, which is a broken line, to a line at the rear on which it measures 23.45 feet thereon.

BEING part of the same property conveyed to Henry H. Hudson, by deed from Charles W. Hasting and wife, Bobbie Jean Ballanfort Hasting, of record in Book 3675, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by purchaser.

This is unimproved ( ) improved (X) property, known as 136 37th Avenue North, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 13TH day of MAY 1964

Henry H. Hudson

Ruth Hudson

STATE TAX $ 11.93
PROBATE .50
TOTAL 12.43
MAY 25 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
MAY 25 1964

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, KENNETH DRIVER, a Notary Public in and for Davidson County, State, the within named HENRY H. HUDSON + RUTH HUDSON 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 13TH day of MAY 1964

Commission expires 1-27-68 Notary Public Kenneth Driver

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

32141

Henry H. Hudson and wife, Ruth Hudson

To

Virgil Auburn Capellen and wife, Nellie L. Capellen

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of MAY A.D. 1964 at 12:46 o'clock P M.
Noted in Book 10 Page 68
Recorded in Book Page
INT. REVENUE $
RECORDING FEE $
Toby J. Wilson, Register
Deputy Reg.

...PANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

2950.00