BOOK 3556 PAGE 486

WARRANTY DEED

READ E. FOLK, JR. FORM

TTC 178460

MAP-PARCEL NUMBER(S)
MAP 12
PAR 16 #0

FIELD BOOK NUMBER(S)
10D-15435

NAME AND ADDRESS OF NEW OWNER(S)
Mr.& Mrs. Carl D. Guthrie
Route 3, Lickton Pike
Goodlettsville, Tennessee

STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)
same as above

SEND TAX BILLS TO
First & Mid-South Mortgage Co.
410 Union Street
Nashville, Tennessee

LOAN OR ACCOUNT NO.

PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS (10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARGARET (LUNDY) CAPPS, now BRYAN, and husband, W. A. BRYAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL D. GUTHRIE and wife, VIRGINIA B. GUTHRIE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 10th Civil District State of Tennessee, described as follows:

Beginning at the northeasterly corner of a tract of land conveyed to A. J. Galbreath and wife, by deed of record in Book 1044, page 666, Register's Office for said County, and running thence northeastwardly in a straight line (with Galbreath's northerly line, if extended) 185 feet to a point; thence south 26° east 750 feet to a point in the northerly margin of Lickton Road; thence, along the right of way of said Road as established by instrument of record in Book 1634, page 585, said Register's Office, as follows: south 73°10' west 62.8 feet, south 64° west 50 feet, south 52°51' west 51 feet, and south 64° west 23 feet to the said Galbreath's southeasterly corner; thence, along Galbreath's easterly line, northwardly 715.3 feet to the beginning.

Being part of the property conveyed to Margaret (Lundy) Capps by deed from John Tinnin and wife, CarrieB. Tinnin, of record in Book 1422, page 113, and by deed from Carl (H.) Capps of record in Book 2244, page 424, said Register's Office, the said Carl (H.) Capps having since died.

This conveyance is made subject to a right of Davidson County to widen the channel of Walker's Creek, as provided in an instrument of record in Book 1634, page 585.

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., except for 1965 Metro taxes which have been prorated and assumed by the Grantees.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of April , 1965

W. A. Bryan

Margaret Lundy Capps now Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret (Lundy) Capps, now Bryan, and husband, W. A. Bryan, 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 30th day of April, 1965.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this, the _____ day of _____, 19____.

STATE TAX $ [illegible]
PROBATE 50
TOTAL $ [illegible]

MAY 3 1965

Notary Public

My commission expires:

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

BY [illegible] D.C.

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

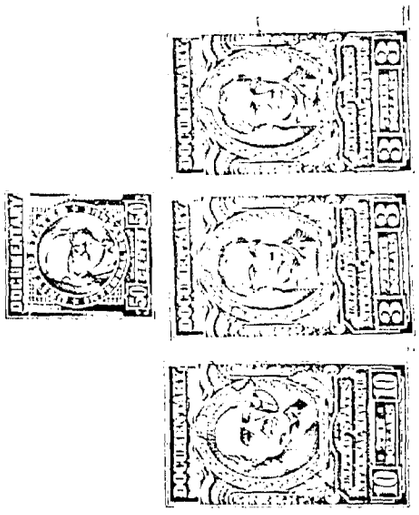
FROM
MARGARET (LUNDY) CAPPS, now
BRYAN,
TO
CARL D. GUTHRIE and wife,

78926

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 3 10 38 AM '65

[illegible] PAGE 49 V
[illegible] 2.00
REG. REC. [illegible]



MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public