WARRANTY DEED

BOOK 4059 PAGE 634

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Oscar Capps (NAME:)	W. Oscar Capps (NAME:)	Map 83-12
	2108 Thistlewood Cty	Par 178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Seven Hundred Fifty and no/100 ------ ($4,750.00) ------ *DOLLARS*

cash in hand paid by W. Oscar Capps and wife, Hattie G. Capps, the receipt of which is hereby acknowledged,

We, James H. Witt, John D. Batson, and Forrest M. May,

have bargained and sold, and by these presents do transfer and convey unto the said W. Oscar Capps and wife, Hattie G. Capps, 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. 4 on the Plan of Twin Estates, Section 1, as of record in book 3842, page 88, Register's Office for said County.
Said lot No. 4 fronts 80 feet on the easterly side of Eastland Avenue and extends back 200 feet on the northerly line and 167.6 feet on the southerly line to a dead line, measuring 115.7 feet thereon.
Being part of the real property conveyed to James H. Witt, John D. Batson, and Forrest M. May, by deed from Lawrence G. Bean et al, of record in book 4058, page 667, said Register's Office.

This conveyance is made subject to the restrictive covenants contained in an instrument of record in book 4059, page 205, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. Oscar Capps and wife, Hattie G. Capps, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* W. Oscar Capps and wife, Hattie G. Capps, ... *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.*

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* W. Oscar Capps and wife, Hattie G. Capps, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* September, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H Witt

Forest M. May

John D. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes, Jr., a Notary Public in and for said County and State, the within named James H. Witt, John D. Batson, and Forrest M. May,

James H. Witt Forrest M. May

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 21st day of September, 19 66.

L. R. Grimes Jr. Notary Public.

Commission Expires 10/18/69.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

Hsan 170846

WARRANTY DEED

FROM

James H. Witt et al.

TO

W. Oscar Capps et ux.

STATE TAX $ 713
PROBATE .50
TOTAL $ 763

SEP 22 1966
PAID SEP 22 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

44671

SEP 22 9 17 AM '66

NOTED: BOOK 115 PAGE 37
RECORDING FEE $ 2.00
DEP. REG. ____



Compliments of

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