This instrument was prepared by Clyde P. Holland, Attorney. Law firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4355 PAGE 773

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward E. Capps, et ux (NAME)	First & Mid-South Mortgage Co (NAME)	Map 83-12
911 Preston Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 110
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
Cash in hand paid by Edward E. Capps and wife, Mary Rice Capps, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Edward E. Capps and wife, Mary Rice Capps to assume and agree to pay the unpaid balance of a loan in the original principal amount of $23,000.00, of record in Book 3788, page 867, Register's Office for Davidson County, Tennessee,

We, Richard H. Fulton and wife, Jewel S. Fulton

have this day bargained and sold, and do hereby transfer and convey unto the said

Edward E. Capps and wife, Mary Rice Capps, their

~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 130 and 131 on the Plan of Rosewood Heights, Section 4, as of record in Book 2330, page 9, Register's Office for said County, described together as follows:

BEGINNING at a point in the easterly margin of Preston Drive, at the corner of Lots Nos. 131 and 132; thence with the line between said lots easterly 194.2 feet to a point; thence southerly past the line of Lots Nos. 131 and 130 at 120.2 feet, a distance of 140 feet to a concrete monument; thence southeasterly 46.3 feet to a concrete monument; thence southwesterly 236.5 feet to the northeasterly margin of Eastland Avenue; thence with the margin of said Avenue, northwesterly 139.37 feet to the beginning of a curve; thence around said curve northerly 30.06 feet to the easterly margin of Preston Drive; thence with the margin of said Drive, northerly 249.81 feet to the point of beginning.

SAID Lot No. 131 being the same property conveyed to Richard H. Fulton and wife, Jewel S. Fulton, by deed from Suburban Properties, Inc., of record in Book 2484, page 131, said Register's Office.

SAID Lot No. 130 being the same property conveyed to Richard H. Fulton and wife, Jewel S. Fulton, by deed from Fred B. Gregory and wife, of record in Book 2541, page 485, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,700.00

Subscribed and sworn to before me, this the 1 day of August 1969

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 911 Preston Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Edward E. Capps and wife, Mary Rice Capps, their

~~successors~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for current taxes and Deed of Trust of record in Book 3788, page 867, Register's Office for Davidson County.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Edward E. Capps and wife, Mary Rice Capps, their

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 1 day of August, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard H. Fulton

Jewel S. Fulton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Richard H. Fulton and wife, Jewel S. Fulton

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* 8 *day of* August, *19* 69

Elyde P Holland
Notary Public

Commission expires 5-3-70

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 .....

AUG-6	CONV	33,700.00			
AUG-6 S'TAX			A*	87.62	
AUG-6 PR'FEE			A*	.50	
AUG-6	W'DEED		A*	3.00	* 91.12

A 49998

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IDENTIF. REFERENCE

AUG 6 2 23 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Richard H. Fulton, et ux

TO
Edward E. Capps, et ux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to Mashville Escrow Dept. 19th Floor, First National Bank Bldg. Nashville, Tenn. 37219