Mail to
[illegible] Hendersonville

BOOK 4368 PAGE 318 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000

John Roden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF Sept. 1969.

William Ford
Notary Public

MY COMMISSION EXPIRES: 4-25-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Porter & Spann Attorneys, 310 Philfre Ct.Bldg., Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Roden (NAME)	Same (NAME)	Map 39
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/Par. 45
White Creek, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Albert Capps and wife Thelma Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Roden and wife Martha Jo Roden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Beginning at a point in the center of Stenberg Road thence south 45° east 49.0 feet to a point thence south 31° 10' west 357.4 feet to a point thence north 86° 0' west 169.5 feet to a point thence north 5° 10' west 106.7 feet to a point in the center of Stenberg Road thence along said Stenberg Road 432.0 feet to the point beginning; being an area of 1.15 acres more or less according to a survey of Cummings Surveying Company dated June 14, 1968.

Being a part of the same property conveyed to Albert Capps and wife Thelma Capps by deed from G. B. Carney and Margurite Carney as of record in book 2640 and page 437 R.O.D.C.

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

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. Wherever 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 my hands this 3rd day of September, 1969

Albert N. Capps

Thelma Capps

STATE OF TENNESSEE
Davidson County

BOOK 4368 PAGE 314

Personally appeared before me, William E. Porter, a Notary Public in and for said County and State, the within named Albert Capps & Thelma Capps

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 3rd day of September 1969.

Commission expires 4-25-71

William E. Porter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Albert Capps et us

TO
John Roden et ux

A 5 5 5 4 2

IDENTIF. REFERENCE!

SEP 26 2 31 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 26 69	CONV	*3,000.00				
SEP 26 69	S'TAX		A*	7.80		
SEP 26 69	PR'FEE		A*	.50		
SEP 26 69	W'DEED		A*	3.00	*	11.30