TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James D. Douglas, Jr. et ux (NAME)	James D. Douglas, Jr. et ux (NAME)	Map 69 Parcel 14
4218 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	4218 Hydes Ferry Pike (STREET ADDRESS)	BOOK 4434 PAGE 564
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37218 (CITY) (ZONE) (STATE)	PLC

For and in consideration of the sum of -------Seven thousand one hundred---------- ---------- and 00/100---------- DOLLARS cash in hand paid by James D. Douglas, Jr. and wife, Bernice Douglas,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Capitol Realty Company, a Tennessee Corporation,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does 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. 2, of the re-subdivision by Andy Glaus, Sr., being a part of Lot No. 11, Exhibit "C" Division of Simpkins' Lands, Chancery Court, Plan Book 2, page 65, Davidson County, Tennessee, said survey made by Z. J. Wilkinson, Surveyor, June 17, 1943, described as follows:
BEGINNING at a point in the north right of way of the Hyde's Ferry Pike, being the southwest corner of Lot 1, and the southeast corner of Lot 2; thence North 41° 30' East 149.5 feet to a point in the Old Abernathy, now owned by J. H. Jackson and Glaus Line; thence North 39° west 103 feet to the northwest corner of said Lot 2, being the northeast corner of the Old Thompson lot, now owned by Henry Jones; thence south 40° 15' west 163.35 feet to a point in the margin of Hyde's Ferry Pike, being the southwest corner of Lot No. 2; thence in a southeasterly direction with the margin of said Hyde's Ferry Pike, 93.8 feet to the point of beginning. Being the same property conveyed to Lewis J. Daniels and wife, Barbara Daniels, by deed from John G. Glaus and wife, as of record in Book 2644, page 381, said Register's Office, and being the same property conveyed to Capitol Realty Company by deed from Louis (Lewis) J. Daniels and wife, Barbara Daniels, as of record in Book 4426, page 135, R.O.D.C. Tennessee.

This is unimproved ( ) improved (X) property, known as 4218 Hyde's Ferry Pike (House Number) (Street) Nashville, Tennessee 37208 (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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 18 day of July 19 70

Attest: [signature] By: Capitol Realty Co [signature illegible]

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, [signature illegible], a Notary Public within and for the State and County aforesaid, personally appeared Mrs. H. H. Dixon and W. D. Hawkins, Jr. with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Capitol Realty Company the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Mrs. H. H. Dixon as such President, and attesting the same by the said W. D. Hawkins, Jr. as such Secretary

Witness my hand and official seal at office at Nashville, Tenn. on this the 18 day of July 19 70

My commission expires 1-26-1971 [signature] Notary Public.

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1003 - REVISED

PUT REVENUE STAMPS HERE:

This Instrument Prepared By:
W. D. Hawkins, Jr.
Attorney at Law
Fisk University
Nashville, Tennessee 37203

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTER STAMP BELOW

JAMES D. DOUGLAS, JR. ET UX

To

CAPITOL REALTY COMPANY

FROM

Corporate Warranty Deed

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

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The actual consideration or value, whichever is greater, for this transfer is $7,100.00.

Capital Realty Co. pres. Dennis Dyer
Affiant

Subscribed and sworn to before me, this the 25 day of July, 1970.

My commission expires: 1/29/72

Notary Public

A85079

IDENTIF T REFERENCE

JUL 28 1 46 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 28	CONV	*7,100.00				
JUL 28	S'TAX		A*	18.46		
JUL 28	PR'FEE		A*	.50		
JUL 28	W'DEED		A*	3.00	*	21.96