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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Celia Foyer

TO
Katie F. Capitel

For draftsman's use

This Instrument Was Prepared By
A. Toons Lemmon
MORRIS LEWIS, Attorney at Law
717 Stahlman Building, Nashville, Tenn.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katie F. Capitel (NAME) | Celia Foyer (NAME) | (103-6)42 |
| (STREET ADDRESS OR ROUTE NUMBER) | 3902 Whitland Avenue (STREET ADDRESS) | 92-8-70 |
| (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JAN 12 12 01 PM '71

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,000 A. Toons Lemmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Jan. 1971.

C. W. Rayon
Notary Public

Attest Deputy Reg.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

301624

For and in Consideration of the ~~xxxxx~~ Love and affection which I have for my daughter, Katie F. Capitel DOLLARS

I, Celia Foyer, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Katie F. Capitel, (Subject to the provisions hereinafter set forth)

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE: Being Lot No. 23 on the Revised Plan of Richland Meadows, Section IV, as of record in Book 2330, page 95, Register's Office for Davidson County, Tenn.

Said Lot No. 23 fronts 60 feet on the westerly side of Rural Avenue and runs back 184.2 feet on the northerly line and 160 feet on the southerly line to a dead line in the rear on which it measures 66.3 feet.

Being the same property conveyed to Herman Foyer and wife, Celia Foyer by deed from Leonard Capitel et ux of record in Book 4196 page 501 RODC Tenn; the said Herman Foyer having since died.

TRACT TWO: Being Lot No. 135 on the Plan of the real estate of Samuel Watkins, Deceased, as of record in Book 57 page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 50 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines 177 feet to an alley.

Being the same property conveyed to Herman Foyer and wife, Celia Foyer, by deed from Phil Cohen et ux of record in Book _____ page 122, RODC Tenn; the said Herman Foyer having since died.

The said Grantor, Celia Foyer, reserves unto herself a life estate in the above described real estate as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

WD-2

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) 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 Katie F. Capitel, except as to the reservation of the life estate as above set forth her heirs and assigns, forever.

And I do covenant with the said Katie F. Capitel that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Celia Foyer do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Katie F. Capitel her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of December, 19 70

Celia Foyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named Celia Foyer, a widow

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of Dec., 19 70.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Morris Levine, Notary Public.

Commission expires May 12, 1974.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JAN 12 CONV *7,000.00
JAN 12 ST TAX A* 19.20
JAN 12 PB FEE A* .50
JAN 12 W DEED A* 3.00 * 21.70

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 _____.