50.50

BOOK 1511 PAGE 516

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Howell G. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1971.

Notary Public

MY COMMISSION EXPIRES: 6-9-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell G. Capps et ux (NAME)	First Federal Savings & Loan (NAME)	11D-45010
323 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 52-2
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 234

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, Jeffrey P. Newman et ux Frances M. Newman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howell G. Capps et ux Frances L. Capps

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:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Map of Rainbow Terrace Subdivision, Section IV, not of record, and described as follows:

BEGINNING at a point on the easterly margin of Hillcrest Drive, the common corner of Lots 17 and 18; thence with the line between said lots easterly 405.5 feet to a point; thence southerly 112.1 feet to a point; thence westerly 398.8 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same northerly 112 feet to the beginning.

BEING the same property conveyed to Jeffrey P. Newman et ux Frances M. Newman by deed from Robert Elmore Freeland et ux Kathleen C. Freeland of record in Book 4176, page 929, aforesaid Register's Office.

THIS conveyance is subject to restrictions, easements and setback line applicable to said property as recorded in aforesaid Register's Office.
This conveyance is further subject to a Deed of Trust of record in Book 4476, page 930, with the approximate principal balance of $12,500.00 and assumed by the above named grantee herewith.

This is unimproved / improved (X) property, known as 323 Hillcrest Drive, Madison, Tennessee 37115
(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 our hand s this 19th day of May, 1971

Jeffrey P. Newman

Frances M. Newman

BOOK 4511 PAGE 517

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Milford C. Smith, a Notary Public in and for said County and State, the within named Jeffrey P. Newman et ux Frances M. Newman

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 19th day of May 19 71

Commission expires 6-9-74

Milford C. Smith
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 JEFFREY P. NEWMAN ET UX

TO FRANCES M. NEWMAN

HOWELL G. CAPPS ET UX

FRANCES L. CAPPS

319060

IDENTIF. REFERENCE

JUN 16 9 49 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

Buyer #2

JUN 16 71 18,000.00

JUN 16 71 STAX A* 46.80

JUN 16 71 PRFEE A* .50

JUN 16 71 A* 3.00 * 50.30