BOOK 4580 PAGE 738

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,000.00 Charles Edward Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(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
Charles Edward Capps (NAME)	Mortgage Associates, Inc. (NAME)	03D-75505
2656 Shacklett Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	107-4
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	1

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, Richard E. Gibson et ux Wanda C. Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edward Capps et ux Barbara Ann 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 3rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Larkwood Subdivision, as of record in Book 2900, Page 144, Register's Office, Davidson County, Tennessee.

SAID Lot No. 12 fronts 94.18 feet on the northerly side of Shacklett Drive and extends back 150.56 feet on the westerly line and 150.68 feet on the easterly line, to a line on the rear on which it measures 69.76 feet thereon.

BEING the same property conveyed to Richard E. Gibson et ux Wanda C. Gibson by deed from York Construction Company of record in Book 3343, Page 311, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 3186, Page 181, aforesaid Register's Office.

This is unimproved {x} improved property, known as 2656 Shacklett Drive, Nashville, Tennessee 37214
(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 hands this 25th day of February, 1972

Richard E. Gibson

Richard E. Gibson

Wanda C. Gibson

Wanda C. Gibson

BOOK 4580 PAGE 739

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Richard E. Gibson et ux Wanda C. Gibson

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 25th day of February, 19 72

Commission expires 5/10/75

W. K. Georgas, Jr.
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

RICHARD E. GIBSON ET UX

WANDA C. GIBSON

TO

CHARLES EDWARD CAPPS ET UX

BARBARA ANN CAPPS

B 5 0 4 8 1

IDENTIF. REFERENCE

MAR 2 11 10 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

MAR-2-72	CONV	16,000.00				
MAR-2-72 S TAX			A*	41.60		
MAR-2-72 PR FEE			A*	.50		
MAR-2-72	WDEED		A*	4.00	*	46.10