FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

James N. Capley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 72

John V. Dobson
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
Harold Reeves, Attorney (NAME)	625 Main Street, Nashville, Tennessee (ADDRESS)	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Capley (NAME)	First Investment Company (NAME)	12D 03035
2816 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Map 60-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	Par. 124

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, CHARLES P. GRIFFIN, Trustee for James Melvin Watts, Jr. and wife, Elizabeth Watts, also known as Elizabeth A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES N. CAPLEY and wife, ZORA L. CAPLEY

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 Davidson County, Tennessee, being the northeasterly part of Lot No. 21 on the Plan of Joywood Heights, Section No. 3, not of record, as shown on a Survey made by W. W. Turner Company, Engineers, March 14, 1947, described according to a Survey made by John B. Kohl, Registered Land Surveyor, dated December 4, 1972, Job No. W2-865 as follows:

BEGINNING on the westerly margin of Jones Avenue at a point 101.1 feet north of the northeast corner of the property conveyed to Ira B. Walden, Sr., and wife, by Deed from William Joe Meadows and wife, of record in Book 2105, page 320, Register's Office for said County; thence with the westerly margin of Jones Avenue, northwardly 50 feet to the southeast corner of Lot No. 20; thence with the southerly line of said Lot No. 20, north 85° west 272.8 feet; thence southwardly 50 feet; thence eastwardly 275.4 feet to a beginning.

BEING the same property conveyed to Charles P. Griffin, Trustee for James Melvin Watts, Jr., and wife, Elizabeth Watts by Deed from Elsie Smith of record in Book 3849, page 413, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2816 Jones Avenue, Nashville, Tennessee
(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 2nd day of December, 19 72

x Charles P. Griffin

James M. Watts Jr.

Elizabeth A. Watts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Donnie L. Eidson, a Notary Public in and for said County and State, the within named Charles P. Griffin, James N. Watts Jr & Wife Elizabeth C. Watts

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2ND day of DECEMBER 1972.

Commission expires My Commission Expires August 2, 1976 Donnie L. Eidson
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 Charles P. Griffin, et al

TO JAMES N. CAPLEY, ET UX

B 86831

IDENTIF. REFERENCE

DEC 6 3 26 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec'd. Box 8

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

DEC-6 72	CONV	13,000.00			
DEC-6 72 S'TAX			A*	33.80	
DEC-6 72 PR'FEE			A*	.50	
DEC-6 72	W'DEED		A*	4.00	* 38.30