BOOK 4672 PAGE 446

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turner Hulon Todd et ux (NAME)	Security Federal Savings & Loan (NAME)	31
716 Village Ct. (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	4
Nashville, Tenn 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Forty-Two Thousand Five Hundred and no/100

----------($42,500.00)----------*DOLLARS*

Cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged,

JAN 16	CONV	42,500.00			
JAN 16	S'TAX		A*	110.50	
JAN 16	PR'FEE		A*	.50	
JAN 16	W'DEED		A*	10.00	* 121.00

We, Hugh Capps, Myrtle C. Capps, Frances C. Murley, Larry S. Capps, Miller L. Capps, Esther C. Rivers, Louise C. Doss, James R. Capps & Gus M. Capps, Rufus L. Capps *have bargained and sold, and by these presents do transfer and convey unto the said* Turner Hulon Todd and wife Clara Jo Todd, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land located on the East side of the White's Creek Pike in the 14th Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Beginning at a point in the center of said Pike nearly opposite the north end of a stone fence that runs along the east side of the White's Creek Pike in front of W. S. Whiteman's home; thence North 57 1/2 East 54 poles to a point 6 feet North of a pile of stone; thence East 5 1/4 poles across the top of a ridge along the margin of a road, to a 3 ash saplings; thence South 12 East 70 poles to 2 Hickories; thence North 80 3/4° East 49 poles to Weaver & Harris and Earthman and Marshall corner; thence North 2 1/2° East 54 poles to 2 beech; thence North 88 3/4° East 38 poles to a pile of stone, 6 feet southwest of walnut and hickory pointers; thence North 2 West 9 poles to a hickory; thence North 34 East 12 poles to 2 hickories; thence North 2 West 20 poles to a stake; thence North 15 East 13 poles to an elm; thence North 18 East 16 poles to a stake; thence North 45 West 27 poles to a stake; thence North 2 East 8 1/2 poles to a stake and White Oak pointers; thence South 72 1/2 West 116 1/2 poles; thence South 65 3/4 West 87 poles to the center of the White's Creek Pike; thence with said Pike South 39 1/2 East 22 1/2 poles; thence South 37 1/2 East 26 poles to the point of beginning; containing 100 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Affiant

Subscribed and sworn to before me, this the 11th day of January, 1973.

Notary Public

My commission expires: 2-2-1976 (Affix Seal)

TRACT NO. 2: Beginning at an iron pin in the northerly line of Clyde L. Owens Subdivision, not of record; thence North 58° 57' East 434 feet to a walnut tree; thence North 73° 16' East 208.3 feet to a cherry stump; thence South 10° 11' East 1154.2 feet to a hickory; thence South 82° 24' West 510 feet to an iron pin in Billis line, the southeast corner of Dutton's Lot; thence North 18° 02' West 964.8 feet to the point of beginning, containing 14.06 acres, more or less.

Included in the above description, but excluded therefrom is that part of said property conveyed to Gus Capps and wife, Margaret B. Capps, by deed from Larry F. Capps and wife, Rosie Capps, of record in Book 2645, page 333, Register's Office for said County.

Being part of the property conveyed to Hugh Capps, Myrtle C. Capps, Frances C. Murley, Larry S. Capps, Miller L. Capps, Esther C. Rivers, Louise C. Doss, James R. Capps, Gus M. Capps and Rufus L. Capps, by deed from Larry F. Capps, of record in Book 4568, page 766, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as White's Creek Pike, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Turner Hulon Todd and wife, Clara Jo Todd ---------- *heirs and assigns, forever.*

And we *do covenant with the said* Turner Hulon Todd and wife Clara Jo Todd *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.*

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* Turner Hulon Todd and wife Clara Jo Todd *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 11th *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Esther C. Rivers
Esther C. Rivers

Hugh Capps by Esther C. Rivers
as Attorney-In-Fact for HUGH CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page 815 Registers Office of Davidson County, Tennessee.

Miller L. Capps by Esther C Rivers
as Attorney-In-Fact for MILLER L. CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page 809 Registers Office of Davidson County, Tennessee.

Myrtle C. Capps by Esther C Rivers
as Attorney-In-Fact for MYRTLE C. CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page 812 Registers Office of Davidson County, Tennessee.

Louise C. Doss by Esther C. Rivers
as Attorney-In-Fact for LOUISE C. DOSS pursuant to a Power of Attorney of Record in Book 4669, Page 797 Registers Office of Davidson County, Tennessee.

Frances C. Murley by Esther C. Rivers
as Attorney-In-Fact for Frances C. Murley pursuant to a Power of Attorney of Record In Book 4669, Page 800, Registers Office of Davidson County, Tennessee.

James R. Capps by Esther C. Rivers
as Attorney-In-Fact for JAMES R. CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page 794 Registers Office of Davidson County, Tennessee.

Larry S. Capps by Esther C. Rivers
as Attorney-In-Fact for LARRY S. CAPPS pursuant to a Power of Attorney of Record In Book 4669, Page 803, Registers Office of Davidson County, Tennessee.

Gus M. Capps by Esther C. Rivers
as Attorney-In-Fact for GUS M. CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page 818, Registers Office of Davidson County, Tennessee.

Rufus L. Capps by Esther C Rivers
as Attorney-In-Fact for RUFUS L. CAPPS pursuant to a Power of Attorney of Record in Book 4669, Page806 Registers Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paul K Brown, a Notary Public in and for said County and State, the within named Esther C. Rivers

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 11th day of January, 19 73.

Paul K. Brown, Notary Public.

Commission Expires Nov 3, 1976.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

WARRANTY DEED

FROM

Hugh Capps, et al

TO

Turner Hulon Todd and wife, Clara Jo Todd

File: Security Federal

B 9 1 3 0 1

IDENTIF. REFERENCE

JAN 16 3 02 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of January, 1973, before me personally appeared Esther C. Rivers, to me known to be the person who executed the foregoing instrument in behalf of Hugh Capps, Myrtle C. Capps, Frances C. Murley, Larry S. Capps, Miller L. Capps, Louise C. Doss, James R. Capps, Gus M. Capps & Rufus L. Capps, and acknowledge that she executed the same as the free act and deed of the said Hugh Capps, Myrtle C. Capps, Frances C. Murley, Larry S. Capps, Miller L. Capps Louise C. Doss, James R. Capps, Gus M. Capps and Rufus L. Capps.

Witness my hand and official seal at office on this the day and date aforesaid at Nashville, Tennessee.

PAUL A BROWN NOTARY PUBLIC AT

Paul A Brown
Notary Public

My commission expires:

Nov 5, 1976