BOOK 4810 PAGE 757 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,800.00

Leonard Capitel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 1974

Elizabeth Z. Jetton
Notary Public

MY COMMISSION EXPIRES: NOV. 19, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael J. Philbin, Attorney, 2319 Crestmoor Dr., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Capitel et ux (NAME)	SAME (NAME)	Map 104-5
950 Percy Warner Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 48
Nash. Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	25W7750

Mail -7

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~~, I, James L. Dodson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Capitel and wife, Katie F. Capitel

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:

Being Lot No. 152 on the Map of West Grove, of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 152 fronts 50 feet on the westerly side of 37th Avenue North, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James L. Dodson and wife, Mildred Bruner Dodson by deed from Nora V. Crick of record in Book 2645, page 136, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James L. Dodson by quitclaim deed from Pat Nichol, Trustee, of record in Book 4807, page 750, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 109 37th Avenue, North, 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 my hand this 30th day of April, 1974

James L. Dodson
James L. Dodson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Elizabeth F. Sliger, a Notary Public in and for said County and State, the within named James L. Dodson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 74

Commission expires Nov. 19, 1975

Elizabeth F. Sliger
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
James L. Dodson

TO
Leonard Capitel and wife,
Katie F. Capitel

C 52200

IDENTIF. REFERENCE

APR 30 11 42 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 30 74	CONV	*6,800.00			
APR 30 74	S'TAX		A*	17.68	
APR 30 74	PR'FEE		A*	.50	
APR 30 74	W'DEED		A*	4.00	* 22.18