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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: 2/4/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIO ROBERTO CELIA, et ux (NAME)	J. I. KISLAK MORTGAGE CORPORATION (NAME)	
505 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	75-4
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	92 pcl

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, JAMES C. CAPPS and wife, ANNE B. CAPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIO ROBERTO CELIA and wife, TERESA CELIA

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 Lot No. 326 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County.

SAID Lot begins at a point in the easterly margin of Frankfort Drive, at the common corner of Lots Nos. 325 and 326; thence with the line between said lots, easterly 136.74 feet to a point; thence south 15 deg. 57' west 135.88 feet to a point in the northerly margin of an unnamed fifty foot street; thence with the margin of the same, westerly 112 feet to a point in the beginning of a curve; thence around said curve, northwesterly 37.20 feet to a point in the easterly margin of Frankfort Drive; thence with the margin of the same, northerly 88.93 feet to the point of beginning.

BEING the same property conveyed to James D. Capps and wife, Anne B. Capps, by deed from Fisher and Short Construction Co., Inc., of record in Book 4484, page 825, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 505 Frankfort Drive, Hermitage, Tennessee 37076
(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 7th day of May, 19 74

X James D. Capps
JAMES C. CAPPS

X Anne B. Capps
ANNE B. CAPPS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alan L Saturn, a Notary Public in and for said County and State, the within named JAMES C. CAPPS and wife, ANNE B. CAPPS

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 7th day of May, 1974

Commission expires 2/14/75

Alan L Saturn
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 D. CAPPS, et ux
ANNE B. CAPPS

TO
MARIO ROBERTO CELIA, et ux
TERESA CELIA

PLEASE MAIL RECORDED DEED TO:
ALAN L. SATURN, Attorney
26TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

C 54399

IDENTIFICATION REFERENCE

MAY 15 11 50 AM 74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 15 CONV 47,500.00
MAY 15 S'TAX A* 123.50
MAY 15 PR'FEE A* .50
MAY 15 W'DEED A* 4.00 * 128.00