FORM NO. WD-1

BOOK 4842 PAGE 953

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,900.00

Henson Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henson Allen (NAME)	Same (NAME)	12D 12075
4301 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 61-6
Nashville. Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 36

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, WILLIAM W. CAPPS and wife, MARTHA S. CAPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENSON ALLEN and wife, WILLIE MAE ALLEN

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. 141 on the Plan of Section I, Gra-Mar Acres, of record in Book 2133, page 27, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Saunders Avenue at the corner of Lots Nos. 141 and 142; thence with the line between said lots, westerly 170.9 feet to a corner of Lot No. 140; thence with the line between lots Nos. 140 and 141, southerly 125 feet to the north margin of Maplewood Lane; thence with the margin of the same, easterly 150 feet to the beginning of a curve; thence around said curve, northeasterly 31.42 feet to the westerly margin of Saunders Avenue; thence with the margin of the same, northerly 95 feet to the point of beginning.

BEING the same property conveyed to William W. Capps and wife, Martha S. Capps by deed from John D. Seckman and wife, Sharon H. Seckman of record in Book 4533, page 962, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4301 Saunders 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 hands this 8th day of August, 1974.

William W Capps
William W. Capps

Martha S. Capps
Martha S. Capps

STATE OF TENNESSEE
Davidson County

BOOK 4842 PAGE 954

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM W. CAPPS and wife, MARTHA S. CAPPS

the bargainors, 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 8th day of August, 1974

Commission expires 11-30-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
WILLIAM W. CAPPS ET UX

TO
HENSON ALLEN ET UX

C 66971
C66971
IDENTIF. REFERENCE

AUG 13 10 40 AM '74
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Book 1
Book 8

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

AUG 13 74	CONV	27,900.00			
AUG 13 74	S'TAX		A*	72.54	
AUG 13 74	PR'FEE		A*	.50	
AUG 13 74	W'DEED		A*	4.00	* 77.04