BOOK 4875 PAGE 600

FORM NO. WD-1

C 8 1 0 8 5

IDENTIF. REFERENCE

DEC 17 11 17 AM '74

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,687.50

Joseph G. Capers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 1974

Notary Public

MY COMMISSION EXPIRES: 4/

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty.-107 Parkway Towers-Nashville, Tenn.,37219.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph G. Capers (NAME) | Hamilton Mortgage Corporation (NAME) | 162-13 |
| Lot # 38 Cedarwood Est. 100 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER) | 6065 Roswell Road, N. E. (STREET ADDRESS) | 39-42-46 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 5DU-32264 |

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, Rodney D. Simmons, and wife, Linda R. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph G. Capers, and wife, Dianne U. Capers

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. 38 on the Plan of Cedarwood Estates, Section 1, of record in Book 4675, Page 62, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to grantors by deed from George W. Jones, Jr., and wife, Margaret E. Jones, of record in Book 4834, Page 163, Register's Office of said county.

| | | | | | |
|---|---|---|---|---|---|
| DEC 17 | CONV | 31,687.50 | | | |
| DEC 17 | S'TAX | | A* | 82.42 | |
| DEC 17 | PR'FEE | | A* | .50 | |
| DEC 17 | W'DEED | | A* | 4.00 | * 86.92 |

unimproved ( )
This is improved ( X ) property, known as 100 Cedarmont Court, 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 their hands this 12th day of December, 1974

Rodney D. Simmons

Linda R. Simmons

STATE OF TENNESSEE
Davidson County

BOOK 4875 PAGE 601

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney D. Simmons, and wife, Linda R. Simmons,

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 Davidson, Tennessee, this 12th day of December, 19 74

Commission expires 4-28-75

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and (they) _____, 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**

RODNEY D. SIMMONS, et ux

**TO**

JOSEPH G. CAPERS, et ux
100 Cedarmont Court
Nashville, Tennessee

Rec'd Bk 8 Pg

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