ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME)	First Federal Savings & Loan (NAME)	Map 160-1
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pcl. 17
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

MC

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; I

J. E. Adams,

have bargained and sold, and by these presents do transfer and convey unto the said George E. Capps, Jr. and wife, Betty T. Capps

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 124 on the Plat of Oak Hill Estates, Section 2, of record in Plat Book 4460, page 38, Register's Office for said County.

Said Lot 124 fronts 300 feet on the south margin of Forest Hill Drive and extends back 260.0 feet on the west line and 254.39 feet on the east line, to a line on the rear on which it measures 300.05 feet.

Being part of the property conveyed to J. E. Adams, by deed from J. E. Downey, Trustee, of record in Book 4584, page 411, said Register's Office.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 197__, applicable to said property.

J. E. Adams herein named as Grantor is married to Mary L. Adams and an instrument has been filed in the Register's Office for Davidson County, Tennessee, by James E. Adams and wife, Mary L. Adams, in Book 2274, page 491, wherein the homestead of said parties has been set up, set apart and established in other property than the premises in question. The said J. E. Adams and James E. Adams being one and the same person.

unimproved ( )
This is improved (X) property, known as 853 Forest Hills Drive (House Number) (Street)
Nashville, Tennessee 37220
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of February, 19 75.

J. E. ADAMS

BOOK 4891 PAGE 792

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. E. Adams, 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 21st day of February, 1975.

My commission expires 5/1/77 Notary Public [illegible]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 78,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me
this 21st day of February, 1975.

My commission expires 5/1/77 Notary Public [illegible]

This instrument was prepared by:
This instrument prepared by

Name		Address
	STEPHENSON AND LA[illegible]Y	First Federal Building Nashville, Tennessee 37219

FEB25'75 CONV 78,750.00
FEB25'75 STAX A* 204.62
FEB25'75 PRTFEE A* .50
FEB25'75 W'DEED A* 4.00 * 209.12

WARRANTY DEED

FROM

J. E. ADAMS

TO

GEORGE E. CAPPS, JR. AND WIFE, BETTY T. CAPPS

C 8 8 6 4 5

IDENTIF. REFERENCE

FEB 25 12 33 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219