This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail BOOK 4900 PAGE 332

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. CAPPS	SAME	P/O 124-7
(NAME)	(NAME)	
2011 Hickory Hill Lane		4D-21705
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

ASHTON G. SANDERS AND WIFE, EVELYN J. SANDERS,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN M. CAPPS

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in the 4th Civil District of Davidson County, Tennessee, on a unrecorded survey and shown as Tract 1, according to survey by Wayne S. Cooper, Sr., surveyor certificate #17, October 13, 1970, as follows: BEGINNING on the westerly margin of a farm road 400 feet in a northerly direction from Pugh Road, and a common corner with Jewell Luttrell; thence following the margin of said farm road, N 5 degrees E 200 feet to a point and a common corner with Tract NO. 2; thence with the line between Tracts NOs. 1 and 2, N 86 degrees 30 minutes west 883.7 feet to an iron pin; the Jimmie Alexander property; thence S 3 degrees 30 minutes west 200 feet to a common corner with Jewell Luttrell; thence with the line between Jewell Luttrell and this property, S 86 degrees 30 minutes east 880 feet to the point of beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Ashton E. Sanders and wife, Evelyn J, Sanders, by deed from Drexel Smallwood and wife, Delois Smallwood, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.
Ashton G. Sanders and Ashton E. Sanders are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 31st day of March 19 75

Affiant John Capps

My commission expires: 11/12/75 (Affix Seal)

Notary Public

BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st day of March, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ashton G. Sanders

Evelyn J. Sanders

Ashton E. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ASHTON E. SANDERS AND WIFE, EVELYN J. SANDERS,

*the within named 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 Madison, Tennessee
this 31st *day of* March, *19*75

Thomas M. Black
Notary Public

Commission expires 11/12/75

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

APR-1 75	CONV	*6,000.00				
APR-1 75	S'TAX		A*	15.60		
APR-1 75	PR'FEE		A*	.50		
APR-1 75	W'DEED		A*	4.00	*	20.10

WARRANTY DEED

FROM
ASHTON E. SANDERS, ET UX
TO
JOHN M. CAPPS

C 92628

IDENTIF. REFERENCE

APR 1 9 31 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115