BOOK 4928 PAGE 15 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,923.47

William W Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1975

Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Capps, et ux (NAME)	SAME (NAME)	Map 41-11
4027 Sussex Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 78
Nashville, Tennessee-37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D-39900

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, RONNIE E. FLATT and wife, MARY KAY FLATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM W. CAPPS and wife, MARTHA CAPPS

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. 352 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee.

SAID Lot No. 352 fronts 287.4 feet on the easterly side of Sussex Drive, as measured around a curve, and extends back 148.6 feet on the northeasterly line and 250.5 feet on the southerly line, to a dead line in the rear on which it measures 160.2 feet.

BEING the same property conveyed to Ronnie E. Flatt and wife, Mary Kay Flatt, by deed from James L. Bamman and wife, Juanita Gale Bamman, of record in Book 4704, page 64, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Hamilton Mortgage Corporation, of record in Book 4707, page 66, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in Book 2538, page 193, and such limitations as appear on the plan of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes, which Grantees assume and have been prorated this date.

unimproved ( )
This is improved (X) property, known as 4027 Sussex Drive, Nashville, Tennessee - 37207
(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 hand s this 27th day of June, 19 75.

Ronnie E. Flatt Mary Kay Flatt

Ronnie E. Flatt Mary Kay Flatt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie E. Flatt and wife, Mary Kay Flatt

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 27th day of June 19 75.

Commission expires 5-29-77

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

CTC# 226576

WARRANTY DEED

FROM

RONNIE E. FLATT, ET UX

TO

WILLIAM W. CAPPS, ET UX

D 0 5 0 0 4

TOENTIFICATION REFERENCE

JUL 1 9 08 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
2170 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

JUL-1 75 CONV 29,923.47
JUL-1 75 S'TAX A* 77.74
JUL-1 75 PR'FEE A* .50
JUL-1 75 W'DEED A* 4.00 * 82.24