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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

L M Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1975.

Notary Public

MY COMMISSION EXPIRES: 7-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard M. Wade etux (NAME)	First Federal Sav.& Ln.Assn. (NAME)	83-12-178
2704 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fourth Ave. & Union Street (STREET ADDRESS)	
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, I, Hattie G. Capps,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard M. Wade and wife, Ruth C. Wade

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. 4, on the Plan of Twin Estates, Section 1 of record in Book 3842, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 80 feet on the easterly side of Eastland Avenue and extends back 200 feet on the northerly line and 167.6 feet on the southerly line to a dead line in the rear measuring 115.7 feet thereon.

BEING the same property conveyed to W. Oscar Capps and wife, Hattie G. Capps by Deed from James H. Witt, John D. Batson and Forrest M. May of record in Book 4059, page 632, Register's Office for Davidson County, Tennessee. The said W. Oscar Capps having since died.

THIS conveyance is subject to restrictive covenants of record in Book 4059, page 205, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; a nd taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 2704 Eastland 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 my hand this 13th day of August, 1975

Hattie G. Capps
HATTIE G. CAPPS

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 Hattie G. Capps

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1975

Commission expires 7-20-76

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

WARRANTY DEED

FROM HATTIE G. CAPPS,

TO LEONARD M. WADE ETUX

D 11116

IDENTIF. REFERENCE

AUG 13 3 52 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Title Book 4

AUG 13	CONV	34,000.00			
AUG 13	S'TAX		A*	88.40	
AUG 13	PB'FEE		A*	.50	
AUG 13	W'DEED		A*	4.00	* 92.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.