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Prepared by
Castleman & Harris
File Box 9

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore G. Capaul, et ux (NAME)	Theodore G. Capaul, et ux (NAME)	4D 38180
107 Keeton Avenue (STREET ADDRESS OR ROUTE NUMBER)	107 Keeton Avenue (STREET ADDRESS)	4D 38185
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Old Hickory, Tennessee (CITY) (ZONE) (STATE)	Map: 44-5 44-5 Par: 208 209

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; THEODORE G. CAPAUL and wife, AUDREY K. CAPAUL, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Vendor's Lien retained in Deed from Mollie F. Pigg, et al, to Ethel H. Duncan, a widow, in the original amount of $12,000.00, of record in Book 4521, Page 554, Register's Office for Davidson County, Tennessee (See instrument for complete terms and condition);

We, ETHEL H. DUNCAN HIGHTOWER and husband, ERNIE BASS HIGHTOWER,

have this day bargained and sold, and do hereby transfer and convey unto the said THEODORE G. CAPAUL and wife, AUDREY K. CAPAUL, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 212 and 213 on the Map of the Subdivision of Rayon City Development Company, as of record in Plan Book 843, Page 13, Register's Office for said County.

Said Lot No. 212 fronts 49.13 feet on the easterly side of Keeton Avenue and runs back between lines, 168 feet on the northerly line, and 165 feet on the southerly line, to a dead line in the rear, on which it measures 27.83 feet.

Said Lot No. 213 fronts 49.13 feet on the north side of Keeton Avenue, and runs back 165 feet on the southeast line at an angle and 165 feet on the northwest line at approximately right angles to Keeton Avenue, measuring 27.83 feet on the rear.

Being the same property conveyed to Ethel H. Duncan (now [illegible]) by deed from Mollie F. Pigg, et al, of record in Book 4521, [illegible] 554, Register's Office for Davidson County, Tennessee.

J. C. CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 19th day of September, 19 75

Affiant

My commission expires: November 13, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 107 Keeton Avenue, Old Hickory, Tennessee
(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 THEODORE G. CAPAUL and wife, AUDREY K. CAPAUL, their *(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.*

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

Witness our hand s *this* 19th *day of* September, *, 1975., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernie Bass Hightower

Ethel H. Duncan Hightower

Ernie Bass Hightower

Ethel H. Duncan Hightower

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, Ethel H. Duncan Hightower and husband, Ernie Bass Hightower,

the within named bargainorS, 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 19th day of September, 1975.

Notary Public

Commission expires November 13, 1977

DONALD C. CAPLES NOTARY PUBLIC AT LARGE STATE OF 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 .....

SEP 22 75 CONV 18,500.00
SEP 22 75 S'TAX A* 48.10
SEP 22 75 PR'FEE A* .50
SEP 22 75 W'DEED A* 4.00 * 52.60

WARRANTY DEED

FROM

EDITH H. DUNCAN HIGHTOWER, ET VIR

TO

THEODORE G. CAPAUL, ET UX, AUDREY K. CAPAUL

D 16508

IDENTIF. REFERENCE

SEP 22 10 28 AM '75

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238