J24576

BOOK 4971 PAGE 536

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,000.00 Freddy W. Capps

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 1975.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy W. Capps et ux Alma Ruth Capps (NAME)	Mortgage Associates, Inc. (NAME)	8DA28190
546 Croley Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 81386 (STREET ADDRESS)	90-16
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Chamblee, Georgia 30341 (CITY) (STATE) (ZIP)	127

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, Evelyn T. Pruitt Elrod et vir Earl Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddy W. Capps et ux Alma Ruth 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:

BEING Lot No. 38 and Lot No. 39 on the Plan of Croleywood, Section 2, Block E, as of record in Plat Book 1130, Page 100, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Evelyn T. Pruitt Elrod by Quitclaim Deed of record in Book 4887, Page 523, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

THE said Earl Elrod herein joins in conveyance for the purpose of conveying any and all marital rights he may have.

75V17IN	CONV	19,000.00			
75V17IN	S'TAX		B*	49.40	
75V17IN	PR'FEE		B*	.50	
75V17IN	W'DEED		B*	4.00	* 53.90

This is improved (X) unimproved ( ) property, known as 546 Croley Drive (House Number) (Street) Nashville, Tennessee (P O Address) (City or Town) 37209 (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 hands this 12th day of November, 19 75

Earl Elrod
Earl Elrod

Evelyn T. Pruitt Elrod
Evelyn T. Pruitt Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn T. Pruitt Elrod et vir Earl Elrod

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 12th day of November 19 75.

Commission expires 2-22-79

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

EVELYN T. PRUITT ELROD

TO

FREDDY W. CAPPS ET UX

ALMA RUTH CAPPS

Fee Paid