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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 $ 33,248.92

x Mrs. Ken Caplenor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF Feb., 1976

Notary Public

MY COMMISSION EXPIRES: 11-2-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard K. Caplenor, Jr. (NAME)	First Federal Savings & Loan (NAME)	75-C
4259 Samoa Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	75
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	4D3486

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, Thomas E. Huber, Jr. and wife, Mary F. Huber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard K. Caplenor, Jr. and wife, Rebecca B. Caplenor

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. 308 on the Plan of Hermitage Estates Subdivision, Section II, of record in Book 3700, page 23, as amended by instrument, of record in Book 4152, page 618, Register's Office for said County.

Said Lot No. 308 fronts 80.3 feet on the southeasterly margin of Samoa Drive and runs back between lines measuring 151.25 feet on the northeasterly line and 157.55 feet on the southwesterly line to a dead line measuring 80.6 feet thereon.

Being the same property conveyed to Thomas E. Huber, Jr. and wife, Mary F. Huber by deed from Ross F. Jackson and wife, Patricia G. Jackson, as of record in Book 4719, page 84, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4719, page 86, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (XX) property, known as 4259 Samoa Dr., Hermitage, TN. 37076
(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 hands this 27th day of February, 1976

Thomas E. Huber, Jr.

Mary F. Huber

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 Thomas E. Huber, Jr. and wife, Mary F. Huber

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 27 day of February 1976

Commission expires 11-20-1976

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
Thomas E. Huber, Jr. et ux

TO
Howard K. Caplenor, Jr. et ux

D37924

REFERENCE

MAR 1 8 44 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3-1-76 C.O. 33,248.92
ST. 86.32
P.F. .50
W.D. 4.00
90.82