WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 11-26-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.W. Wilkerson (NAME)	First Federal Savings & Loan (NAME)	85-4
4223 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	21
Hermitage Tenn 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 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, John M Capps and wife, Pauline B. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E.W. Wilkerson, Trustee

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. 48 on the Plan of Stones River Estates, Section I, as of record in Book 2900, page 139, Register's Office for said County.

Said Lot fronts 158.35 feet on the southwesterly side of Hickory Hill Lane and runs back 212.73 feet on the southerly line and 200 feet on the northwesterly line, to a dead line and measures 112.16 feet.

Being the same property conveyed to John M Capps and wife, Pauline B. Capps by deed from F.E. Stratton, Jr. and wife, Bettie S. Stratton as of record in Book 4318, page 827, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4318, page 829, 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 (X) property, known as 2011 Hickory Hill Lane, 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 hand s this 9th day of June, 19 76

John M Capps

Pauline B. Capps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Capps and wife, Pauline B. Capps

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, TN. this day of June, 1976

Notary Public

Commission Expires 11-20-76

STATE OF _____
_____ 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 purpose 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__

Notary Public

My commission expires _____

D 53303

IDENTIF. REFERENCE

JUN 11 9 56 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
[illegible] 2-25-75
NASHVILLE, TENN. 37214

JUN 11 76	CONV	46,000.00		
JUN 11 76	S'TAX		B*	119.60
JUN 11 76	PR'FEE		B*	.50
JUN 11 76	W'DEED		B*	4.00 * 124.10

WARRANTY DEED

FROM
John M. Capps et ux

TO
E.W. Wilkerson, Trustee

TITLE INSURED BY POLICY NUMBER:
MAIL TO:
W. G. TRABER
[illegible]
NASHVILLE, TENN. 37214

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York