WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44355

John M Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June 1976.

Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Capps (NAME)	Fidelity Federal Savings & Loan (NAME)	
2957 Cherry Hills Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	150-6
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	26 pt

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 M. Conner and wife, Earlene H. Conner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Capps and wife, Pauline B. 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. 4 on the Plat of Percy Priest Meadows, Section 1, of record in Plat Book 4675, page 110, Register's Office for said County.

Said Lot No. 4 fronts 85 feet on the southwest margin of Cherry Hills Drive and extends back 172.95 feet on the northwest line, and 176.50 feet on the southeast line, to a line on the rear which is a broken line on which it measures 72.45 feet.

Being the same property conveyed to Thomas M. Conner and wife, Earlene H. Conner by deed from Inland Steel Developement Corp., as of record in Book 4976, page 74, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4978, page 981, 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 2957 Cherry Hills Drive, Antioch, TN. 37013
(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 12TH day of June, 19 76

X- Thomas M. Conner

X- Earlene H. Conner

STATE OF Mississippi
COUNTY OF Walthall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Conner and wife, Earlene H. Conner

the 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 Tylertown, Miss., this 17th day of June, 1976

My Commission Expires August 31, 1977

Mary Lou P. Dixon, Notary Public.

Commission Expires

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

My commission expires

Notary Public

WARRANTY DEED

FROM
Thomas M. Conner et ux

TO
John M Capps et ux

TITLE INSURED BY POLICY NUMBER:

D54290

IDENTIF. REFERENCE
JUN 17 2 01 PM '76
FEE
DAVIDSON COUNTY, TENN.
Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

Mail To:
William G. Fisher
P. O. Box 2255
Nashville, Tenn. 37214

JUN 17 76 CONV 44,335.00
JUN 17 76 S'TAX B* 115.18
JUN 17 76 PR'FEE B* .50
JUN 17 76 W'DEED B* 4.00 * 119.68

P O Box 2255
NASHVILLE TENN 37214