BOOK 5075 PAGE 787

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Jadie R.F. Cauthron and wife Peggy Cauthron

TO

Capitol Realty Company, Inc.

For draftsman's use

This instrument prepared by:
CHARLES HYATT BROWN
Attorney at Law
7439 Highway 70 South, Apt. 111
Nashville, Tennessee 37221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Realty Co., Inc. (NAME)	Capitol Realty Co., Inc. (NAME)	83-13 159
1821 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	1821 Jefferson Street (STREET ADDRESS)	18W-05970
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	

Mail

D7-13163

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 6 2 03 PM '76

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept 19 76

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Ten and No/100---------- **DOLLARS** ($10.00), cash in hand to us paid and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the Grantee taking the property subject to a Trust Deed of record in Book 4670, Page 225, Register's Office for said County, securing a note in favor of Home Federal Savings and Loan Association, I, JADIE R. F. CAUTHRON, Grantor, as fee simple owner of the property conveyed by this instrument, and I, PEGGY CAUTHRON, wife of Jadie R. F. Cauthron, who joins in this conveyance for the purposes of conveying to the Grantee whatever interest I may have in the property conveyed by this instrument

have bargained and sold, and by these presents do transfer and convey unto the said Capitol Realty Company, Inc., and its 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. 149 on the Plan of East Edgefield Addition as of record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 149 fronts 50 feet on the northerly side of Boscobel, formerly Magnolia Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jadie R. F. Cauthron by deed from Robert L. Williams and wife, Annie Juanita Williams, recorded in Book 4669, Page 450, Register's Office for said County.

OCT-6??	CONV	10,000.00				
OCT-6?? S'TAX			B*	26.00		
OCT-6?? PR'FEE			B*	.50		
OCT-6??	W'DEED		B*	4.00	*	30.50

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WD-2

This is (unimproved) (X) improved property, known as 1301 Boscobel Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Capitol Realty Company, Inc., its heirs and assigns, forever.

And he ~~xx~~ do covenant s with the said Capitol Realty Company, Inc. that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Jadie R. F. Cauthron, as Grantor ~~xxxx~~ further covenant s and bind s himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Capitol Realty Company, Inc. and its heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of September, 19 76

Jadie R. F. Cauthron
JADIE R. F. CAUTHRON

Peggy Cauthron
PEGGY CAUTHRON

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 Jadie R. F. Cauthron and Peggy Cauthron

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 30 day of Sept., 19 76.

Mrs Hennie Duff, Notary Public.

Commission expires 5-7-78

NOTARY PUBLIC SUMNER ★ DAVIDSON COUNTY ★ TENN.

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 .....