WARRANTY DEED BOOK 5086 PAGE 716

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B & J Investments	Fidelity Federal Savings &	150-6
(NAME) P.O. Box 164	Loan Association 401 Union Street	#26
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) Nashville, TN 37219	2D-59308
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Dobson & Johnson, Inc., secured by a deed of trust of record in Book 4976, page 76, re-recorded in Book 4978, page 981, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JOHN M. CAPPS and wife, PAULINE B. CAPPS

have this day bargained and sold, and do hereby transfer and convey unto the said

B & J INVESTMENTS, A Partnership composed of James Woolems and William Berkley its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, 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 John M. Capps and wife, Pauline B. Capps, by deed from Thomas M. Conner and wife, Earlene H. Conner, of record in Book 5036, page 441, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,400.00

Subscribed and sworn to before me, this the 3rd day of November 19 76

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 2957 Cherry Hills Drive (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

B & J INVESTMENTS its *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1976 taxes, deed of trust in BK.4976, p.76; re-recorded in BK.4978, p.981; plan of record in BK.4675, p.110 and restrictions in BK.4815, p.647.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* B & J INVESTMENTS its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 3rd *day of* November, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Capps

Pauline B. Capps

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named 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* 3rd *day of* November, *19* 76.

JAMES H. GRAVES
My Commission Exp Feb 5, 1980

Commission expires My Commission Exp Feb 5, 1980

James H. Graves
Notary Public

JAMES H. GRAVES
My Commission Expires Feb 5, 1980

JAMES H. GRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

NOV 11 76 CONV 44,400.00
NOV 11 76 S'TAX B* 115.44
NOV 11 76 PR'FEE B* .50
NOV 11 76 W'DEED B* 4.00 * 119.94

WARRANTY DEED

FROM
John M. Capps et ux

TO
B & J Investments

D 7 6 5 - 1 5

IDENTIF. REFERENCE

Nov 11 9 19 AM '76

FELIX ... REGISTER
DAVIDSON ... TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238