THIS INSTRUMENT PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive - Nashville, Tennessee 37211

WARRANTY DEED

BOOK 5034 PAGE 424

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gus M. Capps	Same	
(NAME:) Box 428	(NAME)	M, 30
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, Tenn. 37189	(STREET ADDRESS)	P/O 70 Pat
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

we, H. Eugene Martin and wife, Virginia C. Martin,

have this day bargained and sold, and do hereby transfer and convey unto the said Gus M. Capps,

his *(successors), heirs and assigns,*

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

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows: BEGINNING at the westerly margin of Whites Creek Pike and 445 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141 and the northwest corner of Tract No. 8, thence along said tract south 45°34'W 934 feet to an iron pin, thence south 44° 26'E 76.3 feet, thence south 45°34'W 200 feet, thence north 2°5'E 430 feet, thence north 45°34'E 820.9 feet to the westerly margin of Whites Creek Pike, thence following said margin south 50°0'E 41 feet to an iron pin, then continuing along the margin around a curve, a radius of 844.9, a distance of 179 feet to the point of beginning, containing 5.0 acres, more or less. TRACT NO. 9

Being a part of the same property conveyed to H. Eugene Martin and wife, Virginia C. Martin, from Clyde L. Owens and wife, Ona A. Owens, of record in Book 4546, page 303, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 5094, page 412.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,400.00

Subscribed and sworn to before me, this the 2nd day of December, 1976

Affiant Gus M. Capps

My commission expires: 7/19/78 (Affix Seal)

Notary Public Sarah Eddings

This is improved ( ) unimproved ( ) property, known as ..... (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 Gus M. Capps, his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gus M. Capps, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Eugene Martin
H. EUGENE MARTIN

Virginia C. Martin
VIRGINIA C. MARTIN

20021 352

BOOK 5094 PAGE 425

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jayne E. Wingo, *a Notary Public in and for said County and State,* H. Eugene Martin and Virginia C. Martin

*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* 2nd *day of* December, *19* 76.

Jayne E. Wingo
Notary Public

Commission expires 7/19/78

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 .....

WARRANTY DEED

FROM

H. EUGENE MARTIN, ET UX

TO

GUS M. CAPPS

DEC-7 76	CONV	11,400.00			
DEC-7 76 S'TAX			B*	29.64	
DEC-7 76 PR'FEE			B*	.50	
DEC-7 76	W'DEED		B*	4.00	* 34.14

D 80097

IDENTIF. REFERENCE

DEC 7 1 02 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

M. Norris Jenkins, Attorney
405 Travis Drive
Nashville, TN 37211
311-1220