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

WARRANTY DEED

BOOK 5094 PAGE 426

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

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:
TRACT NO. 10:
BEGINNING at the westerly margin of Whites Creek Pike and 225 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. 9, thence along said tract south 45°34'W 820.9 feet, thence north 2°5'E 56 feet, thence along Earthman's Fork north 42°40'W 304 feet, thence leaving said creek north 41°50'E 370.1 feet to an iron pin, thence south 47°13'E 165.3 feet, thence north 42°6'E 372.4 feet to the westerly margin of Whites Creek Pike, thence along said margin south 50°0'E 225 feet to the point of beginning, containing 5.0 acres, more or less.

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 $ 12,200.00

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 Sayne Cicero

This is { unimproved ( ) / improved ( ) } 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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-76	CONV	12,200.00			
DEC-76	S'TAX		B*	31.72	
DEC-76	PR'FEE		B*	.50	
DEC-76	W'DEED		B*	4.00	* 36.22

D 8 0 0 9 8

IDENTIF. REFERENCE

DEC 7 1 03 PM '76

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

Compliments of

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

Norris Jenkins, Attorney
015 Travis Drive - Nashville, TN
31-1220