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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4464.50

Blant M. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Feb. 19 77

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blant M Duke (NAME)	Same (NAME)	124
566 Lockwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	40

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, John M. Capps and wife, Pauline C. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blant M. Duke and wife, Bobbie J. Duke

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:

Land lying in the 4th Civil District of Davidson County, Tennessee on a unrecorded survey and shown as Tract 1, according to survey by Wayne S. Cooper, Sr., surveyor certificate #17, October 13, 1970, as follows: Beginning on the westerly margin of a farm road 400 feet in a northerly direction from Pugh Road, and a common corner with Jewell Luttrell thence following the margin of said farm road, N. 5 degrees E. 200 feet to a point and a common corner with Tract No. 2; thence with the line between Tracts Nos. 1 and 2, N. 86 degrees 30 minutes west 883.7 feet to an iron pin; the Jimmie Alexander property; thence S. 3 degrees 30 minutes west 200 feet to a common corner with Jewell Luttrell; thence with the line between Jewell Luttrell and this property, S. 86 degrees 30 minutes East 880 feet to the point of beginning, containing 4.04 acres, more or less.

Being the same property conveyed to John M. Capps by deed from Ashton G. Sanders and wife, Evelyn J. Sanders, as of record in Book 4900, page 332, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as _____
(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 my hand this 18th day of February, 19 77

John M Capps

Pauline C Capps

STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 18th day of February 1977.

Commission expires 11-12-80

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson 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 purposes 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
John M. Capps

TO
Blant M. Duke et ux

D 90533

IDENTIF. REFERENCE

FEB 23 12 18 PM '77

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

FEB23 77	CONV	*4,464.30			
FEB23 77	S'TAX		B*	11.70	
FEB23 77	PR'FEE		B*	.50	
FEB23 77	W'DEED		B*	4.00	* 16.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
P.O. Box 2215
NASHVILLE, TENN. 37214

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