FORM NO. WD-1

BOOK 5148 PAGE 845

This Instrument Was Prepared By
[illegible] M. Lackey & Greenlaw
[illegible] Third Avenue North
[illegible]ville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 77

Notary Public at Large

My Commission Expires [illegible]

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Capps (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	MAP 84-11
2225 Aubrey Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 28 m-p
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Leon Rhodes and wife, Judith Ann Rhodes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Capps and wife, Anne B. Capps

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 in Davidson County, Tennessee, being Lot No. 95 on the Resubdivision of Lots 94 and 95 on the Plan of Maplecrest Subdivision, of record in Book 5060, page 120, said Register's Office.

Said Lot No. 95 fronts 29.78 feet on the southwesterly side of Aubrey Court and runs back 294.70 feet on the northwesterly line and a total of 308.04 feet on the southeasterly line, which is a broken line, to a line in the rear which measures 129.26 feet.

Being the same property conveyed to James D. Capps and wife, Anne B. Capps by deed from Leon Rhodes and wife, Judith Ann Rhodes of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2225 Aubrey Court (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 our hand s this 16th day of May, 19 77

Leon Rhodes

Judith Ann Rhodes

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr. a Notary Public in and for said County and State, the within named Leon Rhodes and wife, Judith Ann Rhodes

the bargainor, 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 16th day of May 19 77

My Commission Expires AUG. 14, 1978

Commission expires

Robert W. Thurman, Jr.
Notary Public at Large

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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

$20,000.00 111883-5

WARRANTY DEED

FROM Leon Rhodes and wife, Judith Ann Rhodes

TO James D. Capps and wife, Anne B. Capps

E 04461

IDENTIF. REFERENCE

MAY 18 3 14 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY18 77	CONV	20,000.00			
MAY18 77	S'TAX		B*	52.00	
MAY18 77	PR'FEE		B*	.50	
MAY18 77	W'DEED		B*	4.00	* 56.50