This instrument was prepared by Stephenson, Lackey & Waite
P.O. Box 2829, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5169 PAGE 532

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas V. West, etux	Same	11D-45010
(NAME:)	(NAME:)	
6937 Hohman Avenue		Map 52-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hammond, Indiana		Par. 234
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail to

For and in Consideration of the sum of One and 00/100---------- ($1.00) --- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Frances L. Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF July 1977
Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said Thomas V. West and wife, Lillie Mae Capps West, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Map of Rainbow Terrace Subdivision, Section IV, not of record, and described as follows:

BEGINNING at a point on the easterly margin of Hillcrest Drive, the common corner of Lots 17 and 18; thence with the line between said lots easterly 405.5 feet to a point; thence southerly 112.1 feet to a point; thence westerly 398.8 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same northerly 112 feet to the beginning.

BEING the same property conveyed to Howell G. Capps and wife, Frances L. Capps by deed from Jeffrey P. Newman and wife, Frances M. Newman, of record in Book 4511, page 516, Register's Office for Davidson County, Tennessee. The said Howell G. Capps having since died.

THIS conveyance is subject to restrictions, easements and setback lines applicable to said property as recorded in aforesaid Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 20,000.00
Subscribed and sworn to before me, this the 5th day of July 19 77
Affiant
My commission expires:
(Affix Seal)
Notary Public

BOOK 5169 PAGE 533

I expressly retain a life estate in and to the property conveyed herein with all rights pertaining thereto.

This is unimproved ( ) improved (X) property, known as 323 Hillcrest Drive, Madison, Tn. 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas V. West and wife, Lillie Mae Capps West, their *heirs and assigns, forever.*

And I *do covenant with the said* Thomas V. West and wife, Lillie Mae Capps West *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a mortgage to First Federal of Nashville and a second mortgage to Fidelity Federal Savings and Loan Association.

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas V. West and wife, Lillie Mae Capps West, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances L. Capps
FRANCES L. CAPPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES L. CAPPS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 19 77.

Notary Public.

Commission Expires 10-25-80.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

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

FRANCES L. CAPPS

TO

THOMAS V. WEST ETUX

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

JUL 11 2 48 PM '77

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JUL 11 '77 0004 20.00
JUL 11 FSTAX
JUL 11 RECFEE
JUL 11 P

B* 52.00
B* .50
B* 8.00
* 60.50