BOOK 5233 PAGE 812 77-12-7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,950.00

Stephen M. Capogna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1977

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Capogna etux (NAME)	The Lomas & Nettleton Company (NAME)	162-6-303
112 Valley Way (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	5DU-60102
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, Kenneth Turner and wife, Frances Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Capogna and wife, Christine A. Capogna

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 75 on the Plan of Valley Green Subdivision, of record in Book 4460, pages 96 & 97, Register's Office, described as follows:

Said Lot 75 fronts 92.0 feet on the easterly side of Valley Way and extends back 132.37 feet on the northerly line and 134.09 feet on the southerly line to a dead line in the rear measuring 65 feet thereon.

BEING the same property conveyed to Kenneth Turner and wife, Frances Turner by deed from Jack Williams and wife, Frances C. Williams of record in Book 4823, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4622, page 277, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved ( ) property, known as 112 (House Number) Valley Way (Street) Antioch, Tennessee 37013 (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 our hand s this 2nd day of December, 1977

Kenneth Turner
KENNETH TURNER

Frances Turner
FRANCES TURNER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Turner and wife Frances Turner

the 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 77

Commission expires 6/7/80

Notary Public

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

E 41991

IDENTIF. REFERENCE

DEC 15 3 57 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE IN BOX 4

WARRANTY DEED

FROM

Kenneth Turner and wife

Frances Turner

TO

Stephen M. Capogna and wife

Christine A. Capogna

DEC 15	#	CONV	39,950.00		
DEC 15 77	S'TAX		B*	103.74	
DEC 15 77	PR'FEE		B*	.50	
DEC 15 77		W'DEED	B*	4.00	* 108.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.