~~To be assigned~~
MAP 81-1-87
Par

This Instrument Prepared By:
Justin P. Wilson
1200 American Trust Bldg.
Nashville, Tennessee 37201
mail

New Owner and Tax Bills
First American National Bank
of Nashville
Real Estate Group
First American Center
Nashville, Tennessee

E 4 4 2 0 8.

IDENTIF. REFERENCE!

DEC 30 3 44 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5238 PAGE 995

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Walter Reed Capps has bargained and sold, and by these presents does transfer and convey unto First American National Bank of Nashville, its successors and assigns, his one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A strip of land in the 19th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, described according to a plan made by the State of Tennessee, Department of Transportation, Bureau of Highways, as follows:

BEGINNING at a point in the present Southwesterly margin of Clarksville Highway, being U. S. Highway 41W, in the most Northerly corner of the property conveyed to Reese L. Smith, Jr., and Karl E. Haury, by deed of record in Book 3278, page 114; thence with Smith and Haury's line South 36° 50' West 25.0 feet to a point; thence North 53° 11' 02" West 25.0 feet along the new relocated Southwesterly margin of Clarksville Highway to a point; thence North 36° 48' 58" East 12.0 feet along said margin of said Highway to a point; thence North 53° 11' 02" West 250.0 feet along the new relocated Southwesterly margin of Clarksville Highway to a point in the Southeasterly line of the property conveyed to Roscoe B. McDowell, Sr., Robert A. McDowell, Jr., and Charles W. McDowell, Sr. of record in Book 3948, page 928; thence with their lines North 36° 50' East 13.00 feet to a point in the present Southwesterly margin of Clarksville Highway; thence with the same, South 53° 11' 02" East 275.0 feet to the point of beginning.

BEING part of the same property conveyed to Walter Reed Capps by deed from Earl Hutcheson, et al, Trustees, of record in Book 2963, page 393, Register's Office for said County, as to a 1/2 undivided interest Reese L. Smith, Jr., by deed from Earl Hutcheson et al, Trustees of record in Book 2963, page 393, said Register's Office, as to a 1/4 undivided interest and to Karl E. Haury, by deed from James H. Fristoe, of record in Book 2999, page 437, said Register's Office, as to a 1/4 undivided interest.

DEC 30 75	CONV	17,000.00			
DEC 30 75	S'TAX		B*	44.20	
DEC 30 75	PR'FEE		B*	.50	
DEC 30 75	W'DEED		B*	4.00	* 48.70

To have and to hold the said undivided interest in said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said First American National Bank of Nashville, its successors and assigns, forever. And I, Walter Reed Capps, do covenant with the said First American National Bank of Nashville that I am lawfully seized and possessed of said undivided interest in fee simple; that I have a good right to convey it, and that the same is unencumbered except for current taxes. And I, Walter Reed Capps, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the First American National Bank of Nashville, its successors and assigns, against the lawful claims of all persons through, from and under me.

WITNESS my hand this 29th day of December, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec. 1977.
E. Barnes
Deputy Register

Walter Reed Capps
WALTER REED CAPPS

]
COUNTY OF DAVIDSON]

Personally appeared before me, Rebecca S. Lewis a Notary Public in and for said County and State, the within named Walter Reed Capps, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1977.

REBECCA L. LEWIS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Rebecca S. Lewis
Notary Public

My Commission Expires: January 23, 1978

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Ward

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