BOOK 5296 PAGE 612

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Garry Capley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 78.

Betty G. Clemmer
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GARRY CAPLEY (NAME) | THE CHAMBERLAIN COMPANY (NAME) | 6DA 56700 |
| 176 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 8254 (STREET ADDRESS) | Map 133-7 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Chattanooga, Tennessee 37411 (CITY) (STATE) (ZIP) | Parcel 199 |

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, BRYAN P. BOONE and wife, KAREN M. BOONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARRY CAPLEY

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.27 on the Map of Parma Heights Subdivision, Section 2, as of record in Book 2083, page 71, Register's Office for said County.

SAID Lot No. 27 fronts 149.1 feet on the northerly side of Wheeler Avenue and runs back 306 feet on the westerly line and 224.6 feet on the easterly line, to a broken line in the rear measuring 182.1 feet thereon.

BEING the same property conveyed to Bryan P. Boone and wife, Karen M. Boone by deed from Charles A. Deshler and wife, Bonnie L. Deshler of record in Book 5124, page 27, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Chamberlain Company, of record in Book 5124, page 29, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 176 Wheeler Avenue, Nashville, Tennessee 37211
(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 our hand s this 9th day of June, 19 78

Bryan P. Boone
BRYAN P. BOONE

Karen M Boone
KAREN M. BOONE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRYAN P. BOONE and wife, KAREN M. BOONE

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 9th day of June 19 78

Commission expires 8/15/79 Betty H. Cheatham
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

**WARRANTY DEED**

FROM
BRYAN P. BOONE, et ux

TO
KAREN M. BOONE

TO
GARRY CAPLEY

PLEASE FILE BOX "7"

E. 7.0 2 5.0

IDENTIF. REFERENCE

JUN 9 1 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN-9 78 | CONV | 36,500.00 | | | | |
| JUN-9 78 | S'TAX | | B* | 94.90 | | |
| JUN-9 78 | PR'FEE | | B* | .50 | | |
| JUN-9 78 | W'DEED | | B* | 4.00 | * | 99.40 |