112974-1

FORM NO. WD-1

BOOK 5304 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 78

Notary Public

MY COMMISSION EXPIRES: 4-8-81

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THEODORE G. CAPUAL et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	61-5
518 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 17
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	12DZ 10640

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~~ I, DEBORAH D. GROUND, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEODORE G. CAPUAL and wife, AUDREY K. CAPUAL

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 the north part of Lot No. 12 and the north part of the west 10 feet of Lot No. 11 on the Map of D. H. Thompson's Subdivision of the Maplewood Farm, not of record, and described according to a copy of a survey made by E. F. Luther, Jr., dated March 23, 1962, as follows:

BEGINNING in the center of Maplewood Lane at the corner of Lots 12 and 13; thence with the center-line of said Lane, S. 85° 52' E. 110 feet; thence leaving said Lane, S 5° 36' W 300 feet to a point; thence, N. 85° 52' West 110 feet to an iron pin; thence with the line between Lots 12 and 13, N. 5° 36' E 300 feet to the beginning.

BEING the same property conveyed to Deborah D. Ground by quitclaim deed from Gerald M. Ground, of record in Book 5136, page 248, Register's Office for Davidson County, Tennessee, said property being conveyed to Gerald M. Ground and wife, Deborah D. Ground by deed from Billy D. Hayes and wife, Agnes V. Hayes (formerly Agnes Starks) of record in Book 4838, page 51, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ { } improved { X } property, known as 518 Maplewood Lane (House Number) (Street) Nashville, Tennessee 37216 (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 my hand this 22nd day of June, 19 78

X Deborah D. Ground

DEBORAH D. GROUND

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah D. Ground, unmarried

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 22nd day of June

Commission expires 4-27-81

Janice A Byrne
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

11299744

WARRANTY DEED

FROM
DEBCRAH D. GROUND

TO
THEODORE G. CAPUAL ET UX
AUDREY K CAPUAL

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION NASHVILLE

E 73594

IDENTIF. REFERENCE

JUN 27 4 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM D. FREEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

File Box 9

JUN27'78	CONV	26,000.00		
JUN27'78	S TAX		B* 67.60	
JUN27'78	PRT FEE		B* .50	
JUN27'78	W DEED		B* 4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.