S11390-4

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WARRANTY DEED

BOOK 5335 PAGE 558

FROM LILLIAN C. AUSTIN, surviving tenant by the entirety

ADDRESS NEW OWNER(S) AS FOLLOWS:	KENNETH R. CAPPS AND WIFE, TERESA CAPPS 529 Starliner Drive Nashville, Tennessee
SEND TAX BILLS TO:	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION 401 Union Street Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	90-15 112 Jw

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

E 8 7 6 1 9

IDENTIF. REFERENCE

SEP 8 2 49 PM '78

FELIX A. ALSUP, JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00 Affiant Kenneth R. Capps

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of September, 1978

Thomas D. Layton
NOTARY PUBLIC

DATE Nov 12, 1980
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS.

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Kenneth R. Capps and wife, Teresa Capps, and other good and valuable conisderations, redceipt of which is hereby acknowledged.

SEP-8 78	CONV	43,000.00		
SEP-8 78	S'TAX		B* 111.80	
SEP-8 78	PB'FEE		B* .50	
SEP-8 78	W'DEED		B* 4.00	* 116.30

LILLIAN C. AUSTIN, surviving tenant by the entirety
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

KENNETH R. CAPPS AND WIFE, TERESA CAPPS, GRANTEES

THEIR ..... their (his, her, its) heirs, successors 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. 1026 on the Plan of Charlotte Park, Section 13, of record in Book 2900, page 142, Register's Office for said County.

Said Lot No. 1026 fronts 78.0 feet on the southerly margin of Starliner Drive and runs back between parallel lines measuring 170.0 feet to a dead line in the rear.

Being the same property conveyed to Lillian C. Austin, a widow, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to James H. Austin and wife, Lillian C. Austin from Cumberland Valley Builders, Inc., of record in Book 3433, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Restrictive covenants contained in instrument of record in Book 3185, page 544, said Register's Office. (2) An owner's certificate contained in the recorded Plan showing a 30 foot minimum building setback line from Starliner Drive and a 10 foot easement for public utility purposes along the rear line of said lot; (3) An 8 foot overhang easement across the rear of premises as shown on said Plan. (4) Rights, conditions, obligations, and restrictions regarding use of sewage system, of record in Book 2593, page 566, said Register's Office.

unimproved ( )

BOOK 5335 PAGE 559

This is improved (X) property, known as 529 (Number) Starliner (Street) Drive, Nashville (City), Tennessee (State) (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, successors and assigns, forever.

AND I do covenant with the said GRANTEES 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 of record.

AND I, GRANTOR do(es) further covenant and bind MYSELF, MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS MY hand this 7th day of September, 19 78.

Lillian C Austin

LILLIAN C. AUSTIN

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

LILLIAN C. AUSTIN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE (City, State)

this 7 day of September 19 78

NOV 12 1980 (Commission Expires)

Thomas D. Hughes (Notary Public)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)