BOOK 5428 PAGE 935

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Searcy Buster Capps, Jr. and wife, Sarah Ann Capps (NAME)	Churchill Mortgage Corp.	103-10
809 Neartop Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. Suite 300 (NAME) (STREET ADDRESS)	#86
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, GA 30341 (CITY) (ZONE) (STATE)	8D,A-58475

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Churchill Mortgage Corporation, secured by a deed of trust of record in Book 5259, page 850, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

NICHOLAS C. MARINO and wife, VIRGINIA A. MARINO

have this day bargained and sold, and do hereby transfer and convey unto the said

SEARCY BUSTER CAPPS, JR. and wife, SARAH ANN CAPPS

their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 81 on the Plat of Brookside Court, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 81 fronts 80 feet on the westerly side of Neartop Drive and runs back 192.7 feet on the northerly line, and 241.9 feet on the southerly line to a dead line and measures 94.35 feet thereon.

Being the same property conveyed to Nicholas C. Marino and wife, Virginia A. Marino, by deed from Arthur T. Curtis and wife, of record in Book 5259, page 848, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,489.04

Subscribed and sworn to before me, this the 1st day of May, 1979

Affiant Sarah Ann Capps

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved, (X) property, known as 809 Neartop Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

SEARCY BUSTER CAPPS, JR. and wife, SARAH ANN CAPPS

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1979 taxes; deed of trust in Bk.5259,p.850 assigned in Bk.5269,p.733; plan of record in Bk.2083,p.25;

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SEARCY BUSTER CAPPS, JR. and wife, SARAH ANN CAPPS

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicholas C. Marino
Nicholas C. Marino

Virginia A. Marino
Virginia A. Marino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Nicholas C. Marino and wife, Virginia A. Marino

the within named 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* 1st *day of* May, *19*79.

Gail Pigg
Notary Public

Commission expires 2/23/81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ..., *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* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires.....

WARRANTY DEED

FROM
Nicholas C. Marino et ux

TO
Searcy Buster Capps, Jr. et ux

F 26920

IDENTIFICATION REFERENCE

MAY 1 2 01 PM '79

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50489.04-	CO
			131.30	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 135.80-
9652	A	05/01/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 26920

IDENTIFICATION REFERENCE

MAY 1 2 01 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 680888