Loan # 217053-8

BOOK 5462 PAGE 428 FORM NO. WD-1

This Instrument Was Prepared By
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 19 79

Notary Public

MY COMMISSION EXPIRES: ~~Commission Expires Feb. 24, 1981~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Capitel, etux (NAME)	Fidelity Federal Savings & Loan (NAME)	131-7-A
Lot 4, Hillsboro Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	par. 4 CO
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	ec

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, James C. McCanless and wife, Barbara Jean Little McCanless

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Capitel and wife, Jean M. Capitel

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. 4 on the Plan of Hillsborough Place, Phase 2, as of record in Book 5200, page 42, said Register's Office.

Said Lot No. 4 fronts 65 feet on the northerly margin of Jamesborough Court and runs back 114.97 feet on the westerly line and 114.97 feet on the easterly line, to a line in the rear, measuring a total of 65 feet thereon.

Being part of the same property conveyed to James C. McCanless by deed from Nancy R. Shipley in Book 5172, page 342; Terrell G. Boyce and wife, Patsy D. Boyce in Book 5172, page 344; S.E. Boyce and wife, Mildred M. Boyce in Book 5172, page 346; and Charles E. (Pat) Boone and A.A. Boone in Book 5171, page 693, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lot # 4, Hillsboro Place (House Number) (Street) Nashville (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 3 day of July, 19 79

James C. McCanless and wife
Barbara Jean Little McCanless

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Janice M Livesay, a Notary Public in and for said County and State, the within named James C. McCanless and wife, Barbara Jean Little McCanless

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 3rd day of July 19 79

My Commission Expires Feb 23, 1981

Janice M Livesay
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

James C. McCanless

TO

Harold Capitel and wife,

Jean M. Capitel

F 39050

IDENTIF. REFERENCE

JUL 10 10 24 AM '79

FELIX Z. HAISLIP II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			22000.00-	CO
			57.20	CO TX
			.50	PRFE
			6.00	WDELD
				CHECK 63.70-
5159A07/10/79				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 39050

IDENTIF. REFERENCE

JUL 10 10 24 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695927